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March 30, 2012

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Division of Housing Policy Development  
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Governor's Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

Subject: City of Elk Grove General Plan and Housing Element Annual Report 2011

Please find attached the City of Elk Grove's General Plan and Housing Element Annual Report for the calendar year 2011 in compliance with Government Code Section 65400.

If you have any questions regarding the annual report, please feel free to contact me at (916) 478-3619.

Sincerely,

Taro Echiburu  
Planning Director  
Development Services – Planning



# **Department of Housing and Community Development**

## **ANNUAL HOUSING ELEMENT PROGRESS REPORT**

**City or County Name:** City of Elk Grove

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**Reporting Period by Calendar Year:** January 1, 2011 to December 31, 2011

### **Submitted to:**

Department of Housing and Community Development  
Division of Housing Policy Development  
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-and-

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City of Elk Gove

2011 Annual General Plan  
&  
Housing Element Progress  
Report



Prepared By:  
Development Services  
March 2012



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## Overview

California law requires each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the county or city and any land outside its boundaries that bears a relationship to its planning activities. The General Plan serves as a blueprint for future growth and development; the blueprint to “Build a City.” As such, the plan contains policies and programs designed to provide decision makers with a solid foundation for land use and development decisions.

State law further requires certain cities and all 58 counties to complete an annual review of the General Plan to ensure that the goals, policies, and plans of the General Plan are being implemented. The annual review is prepared in the form of an Annual Progress Report (APR). The APR is presented to the local legislative body for its review and acceptance, and then forwarded to the Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD). Only charter cities are exempt from the requirement to prepare an APR unless the charter stipulates otherwise.

The City of Elk Grove has combined both reporting elements into a single annual report that covers implementation activities from General Plan adoption in 2003 through the 2011 calendar year. The matrix included in this report provides a thorough analysis of every General Plan policy and action item and also includes the annual housing element progress report forms adopted by HCD.

## General Plan Background

Upon incorporation in July 2000, the City adopted the Sacramento County General Plan. Soon thereafter, the City embarked on an intensive process of crafting the first General Plan for the City. The resulting plan was adopted on November 11, 2003. Citizen participation played an important role in preparing the Elk Grove General Plan. Because the General Plan needs to reflect community goals and aspirations, citizens were involved with issues identification and goal formulation. The public and various civic and professional organizations were consulted during the Plan preparation stage whenever possible. Numerous public meetings were held to discuss the Plan.

The City's General Plan includes not only the seven mandated elements of a General Plan as required by State law (land use, circulation, housing, noise, safety, conservation, and open space), but additional topics of special and unique concern to the community, including economic development, air quality, historic resources, parks and trails, and public facilities and finance. The contents of the City's General Plan elements are summarized below.

<b>Land Use Element</b> <i>Government Code Section 65302(a)</i>	Provides City policies for the use and development of land for public and private uses. Defines land use categories and includes the Land Use Policy Map, which illustrates the City's land use policies. General distribution and intensity of land uses for housing, commercial uses, institutional uses, public facilities, and open space. Urban design is also discussed in this element.
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<b>Circulation Element</b> <i>Government Code Section 65302(b)</i>	The Circulation Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) which the City will seek to maintain on roadways. Also addresses congestion management requirements pursuant to Government Code Section 65088 et seq.
<b>Housing Element</b> <i>Government Code Section 65583</i>	Provides the City's policies related to providing safe and affordable housing for all of the City's current and future residents. Identifies developmental constraints, and includes policies and action programs for providing adequate housing.
<b>Economic Development Element</b> <i>Optional Element as discussed in Government Code Section 65303</i>	The Economic Development Element provides City policy on the creation of a more vibrant, diverse economy in Elk Grove, including the creation of new jobs and commercial opportunities. This Element provides a framework for the City's overall economic development program, identifying which types of businesses the City should seek to attract, how the City can attract these uses (through incentives, infrastructure programming, land use policies, etc.), and how this effort should be coordinated among various City departments.
<b>Public Facilities and Finance Element</b> <i>Government Code Section 65302(b)</i>	This Element addresses a variety of public facilities—generally, the "infrastructure" which is needed to support existing and future development (water, sewer, parks, schools, etc.). This Element also addresses how those public facilities provided by the City will be financed, addressing for example the so-called "zipper street" issue. This Element will also provide overall City policy regarding the City's finances, including how the City will provide funding for public facilities and infrastructure.
<b>Historic Resources Element</b> <i>Optional Element as discussed in Government Code Section 65303</i>	This Element will address how the City will preserve and enhance the many historic structures which exist in Old Town and other portions of the community. This Element summarizes the historic resources which exist Elk Grove and provides policies and action items to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.
<b>Parks, Trails, and Open Space Element</b> <i>Government Code Section 65560</i>	Although the City does not provide park and recreation services, this Element describe the policies the City will implement to cooperate with the Elk Grove CSD to ensure that park and recreation facilities are available. This Element also addresses the issue of Open Space, which could include a variety of lands whose long-term use involves remaining undeveloped.
<b>Safety Element</b> <i>Government Code Section 65302(g)</i>	A number of potential safety hazards exist in Elk Grove, including the Suburban Propane facility, several rail lines, and potential flooding. This Element will define how the City will deal with all o these issues, both in this Element and through land use and other policies in other element of the General Plan, and how the City will cooperate with other agencies (such as the Elk Grove CSD) which provide public safety services.

**Noise Element**

*Government Code Section  
65302(f)*

Noise, or "unwanted sound" is a byproduct of modern life, generated by the vehicles, machines, and other items which are part of our everyday lives. The Noise Element defines the level of noise which is acceptable in different types of areas (residential, office, industrial, etc.) and how the City will achieve those noise levels.

**Conservation and Air**

**Quality Element**

*Government Code Section  
65302(d)*

This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to improve air quality in Elk Grove and the region. This Element's policies are closely tied to policies in other Elements (particularly Land Use and Circulation) to address how the City, through its land use policies, its review of projects, and its own operations, can conserve natural resources and reduce impacts on air quality. This Element contains a broad range of strategies intended to encourage the use of alternative transportation to both reduce traffic on local roadways and decrease air pollutant emissions from private vehicles.

The General Plan meets the requirements of the California Government Code and Office of Planning and Research's 2003 General Plan Guidelines.

## **Departmental Responsibilities**

Implementation of the General Plan is the responsibility of the numerous departments and teams in the City. City departments responsible for implementation of the General Plan include the:

- City Manager's Office
- Planning Department
- Building Department
- Public Works Department
- Finance Department
- Public Information Officer
- Police Department

Additionally, there are several other governmental agencies that provide services within the City's corporate boundary. While these agencies are neither part of the City's operational structure nor directly responsible for implementation of the General Plan, the City does coordinate its activities with these other agencies and relies upon their assistance for full implementation of the General Plan. These additional agencies include, but are not limited to, the:

- Cosumnes Community Services District
- Elk Grove Unified School District
- Sacramento County Water Agency
- Elk Grove Water Service
- Sacramento Area Sewer District

## **2011 Amendments to the General Plan**

State law allows the City to amend its General Plan no more than four times per year. Amendments may be proposed and acted upon at any time during the year and one action may include multiple amendments. Any

changes to the General Plan require public hearings by the Planning Commission and City Council and evaluation of the environmental impacts as required by the California Environmental Quality Act.

In 2011, two amendments to the General Plan Land Use Policy Map were approved by the City Council for two subdivision projects. Below is a description of the General Plan map amendments. No text amendments to the General Plan were proposed in 2011.

1. **Fieldstone South Amendments Project, Planning Project File #: EG-10-018-** The Fieldstone South Amendment Project consisted of amending the General Plan land use designation for the property by replacing Estate Residential to Low Density Residential.
2. **Laguna Ridge Phase 3 Subdivision Projects, Planning Project File #: EG-10-060 & EG-11-005** –The Arbor Ranch Project consisted of amending the General Plan land use designation for the project site by redistributing the acreages of the existing land use designations of Low Density Residential, Medium Density Residential, Public Parks, and Public Schools. The Zgraggen Ranch Project consisted of amending the General Plan land use designation for the project by replacing High Density Residential and Medium Density residential to Low Density Residential.

## Major Milestones and Projects

The City undertook and/or completed several major milestones and projects during the 2011 planning year, including:

- Completed a comprehensive update to the Chapter 19.12 of the Municipal Code (Tree Preservation and Protection), which expands protection to other native species of trees and landmark trees, as directed in the General Plan – City Council adopted on February 23, 2011.
- Completed a major update to the City’s Zoning Code to simplify the development review process, to comply with state and federal laws, and to implement the City’s General Plan Housing Element that was certified in 2009 – City Council adopted May 25, 2011.
- Completed the Storm Drain Master Plan which identifies and analyzes the existing drainage deficiencies throughout the City; provides a range of drainage concepts for the construction of future facilities required to serve the City at buildup of the General Plan; and establishes criteria for selecting and prioritizing projects – City Council adopted on December 14, 2011.
- Initiated the master planning of the Southeast Policy Area.
- Conducted workshops to solicit input on the design of the City’s civic center, rain garden, and sports complex.
- Reduced the Swainson’s hawk mitigation fees from \$18,325 per acre to \$9,646 per acre.

## **Status of General Plan Implementation Actions**

The matrix on the next page provides a thorough analysis of every General Plan policy and action item. Most action items have been implemented through adoption of ordinances or resolutions, incorporated into the regular governmental activities of the applicable departments, or included in development proposals as they are reviewed for consistency with the City's policies. Of those items not yet implemented, none are significant to the on-going operations or goal attaining activities of the City.

A review of the Housing Element status, and progress towards meeting the City's Regional Housing Needs Assessment, is provided in the subsequent section, beginning on page 74.

## General Plan Implementation Status Matrix

Policy No.	Action No.	Policy/Action	Status/Implementation
<b>Circulation Element</b>			
		<b>CIRCULATION POLICIES: GENERAL</b>	
CI-1		Circulation planning for all modes of travel (vehicle, transit, bicycle, pedestrian, etc.) shall be coordinated with efforts to reduce air pollution.	On-going.
CI-2		The City shall coordinate and participate with the City of Sacramento, Sacramento County and Caltrans on roadway improvements that are shared by the jurisdictions in order to improve operations. This may include joint transportation planning efforts, roadway construction and funding.	On-going.
<b>CIRCULATION POLICIES: ALTERNATIVE TRANSPORTATION</b>			
CI-3		The City's efforts to encourage alternative modes of transportation will therefore focus on incentives to reduce vehicle use, rather than disincentives (which are generally intended to make driving and parking less convenient, more costly, or both). Incentives may include:	On-going.
		<ul style="list-style-type: none"> <li>• Preferential carpool and vanpool parking,</li> <li>• Bus turnouts, and</li> <li>• Pedestrian-friendly project designs</li> </ul>	
CI-4		Specific Plans, Special Planning Areas, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.	On-going.
CI-5		The City shall encourage the use of transportation alternatives that reduce the use of personal motor vehicles.	On-going.
CI-5-Action 1		Funding for development, operations, and maintenance of facilities for mass transit, bicycle, pedestrian modes of transportation shall be given appropriate priority in the City's budgeting process.	On-going.
CI-5-		Implement policies and actions in the Conservation/Air Quality	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
	Action 2	Element which seek to encourage non-vehicle transportation alternatives in Elk Grove.	
CI-5-Action 3		The City will support positive incentives such as carpool and vanpool parking, bus turnouts, and pedestrian-friendly project designs to promote the use of transportation alternatives.	On-going.
CI-5-Action 4		The City shall participate in the preparation and implementation of a Congestion Management Plan (CMP) consistent with legal requirements which gives priority to air quality goals, alternatives to automobile travel, and the development of demand reduction measures over additional road capacity.	On-going.
CI-5-Action 5		The City shall develop and implement Pedestrian and Bikeway Master Plans to provide safe and convenient pedestrian and on- and off-street bicycle facilities throughout the City.	Complete. Bicycle and Pedestrian Master Plan was adopted in July 2004. Implementation is on-going. In addition, the Elk Grove Trails Master Plan was adopted in January 2007.
CI-6		The City shall require that transit service is provided in all areas of Elk Grove, including rural areas, so that transit dependent residents of those areas are not cut off from community services, events, and activities.	On-going.
CI-6-Action 1		The City shall require that RT or any other local or regional transit agency serving Elk Grove include bus service to the rural areas of Elk Grove.	Complete. The City is served by its own bus system. Routes are coordinated with RT buses and light rail and South County Transit/Link (SCT/LINK) to areas outside the city.
CI-7		The City shall encourage an approach to public transit service in Elk Grove which will provide the opportunity for workers living in other areas of Sacramento County to use all forms of public transit—including bus rapid transit and light rail—to travel to jobs in Elk Grove, as well as for Elk Grove workers to use public transit to commute to jobs outside the city.	On-going.
<b>CIRCULATION POLICIES: LIGHT RAIL SERVICE</b>			
CI-8		The City shall encourage the extension of bus rapid transit and/or light rail service to the planned office and retail areas north of Kammerer Road and west of Hwy 99.	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
CI-9		Light rail service in Elk Grove should be designed to serve major employment centers and the regional mall at Kammerer Road/Hwy 99. The City of Elk Grove encourages the development of light rail which will bring workers and shoppers to Elk Grove, while also serving as part of a coordinated, regional transportation network. The City's preferred route for light rail service is shown in Figure CI-1.	On-going.
	CI-9- Action 1	Using the City's preferred alignment, work with Regional Transit to select a final alignment for the extension of bus rapid transit and/or light rail into Elk Grove, and to develop final station and/or park-and-ride locations along the entire transit corridor in Elk Grove. As necessary, update this Circulation Element to reflect the final alignment.	Complete.
	CI-9- Action 2	The City shall require irrevocable offers of dedication of rights-of-way and station sites along the City's preferred light rail alignment. Offers of dedication shall be required as part of the approval of any tentative map or other discretionary approvals as appropriate.	Implemented as part of project processing and review of individual development applications.
CI-10		<b>CIRCULATION POLICIES: ROADWAYS</b>  The City shall implement the roadway master plan shown in Figure CI-2. The following policies apply to selected roadways:	<p>On-going.</p> <ul style="list-style-type: none"> <li>The City shall use the latest version of Caltrans' "Transportation Concept Report" for I-5 and Hwy 99 to determine the planned width of these freeways.</li> <li>"Expanded right-of-way" indicates roadways on which sufficient width is provided for a middle two-way turn lane and/or expanded turn pockets at roadway intersections.</li> <li>The City will widen Grant Line Road north of Bradshaw Road only as needed to accommodate traffic, and strongly supports efforts to locate a future regional connector to provide traffic relief for this roadway. Grant Line Road north of Bradshaw Road should be widened in phases as needed, and should be widened to six lanes only if no alternative route for a future regional connector (see Policy CI-12) has been located</li> </ul>

Policy No.	Action No.	Policy/Action	Status/Implementation
	CI-10- Action 1	Require the dedication of right of way and the installation of roadway improvements as part of the review and approval of development projects. The City shall require the dedication of major road rights of way (generally, arterials and thoroughfares) at the earliest opportunity in the development process in order to implement this policy.	Implemented as part of project processing and review of individual development applications.
CI-11		The City shall assist Caltrans in implementing improvements to I-5 and Hwy 99 within the city.	On-going.
CI-11- Action 1		Require the reservation of right of way for projects adjacent to I-5 and Hwy 99 sufficient to accommodate the freeway facilities outlined in the most recent Caltrans Transportation Concept Report.	On-going.
CI-11 Action 2		A new Whitelock Parkway interchange, as shown on Figure CI-2, may be considered by the City Council in the future. Any interchange in this general location shall be designed to minimize impacts to the Elk Grove Regional Park as well as other assets to the fullest extent possible. Consultation with CalTrans, the Cosumnes Community Services District, and other stakeholder groups shall be conducted prior to approval of any interchange design.	Not yet initiated.
CI-12		The City supports efforts to locate an alternative route for a future regional roadway connecting Hwy 99 and Hwy 50 in order to reduce the need for widening of Grant Line Road, particularly in the "Sheldon town" area.	The City is a member of the Joint Powers Authority (JPA) that was established in December 2006 with the Cities of Folsom and Rancho Cordova, and El Dorado and Sacramento Counties to administer the Capital SouthEast Connector Project. The Connector project is a proposed 35-mile roadway that will link communities in El Dorado and Sacramento Counties and the cities of Folsom, Rancho Cordova and Elk Grove. It spans from Interstate 5, south of Elk Grove, to Highway 50 in El Dorado County, just east of El

Policy No.	Action No.	Policy/Action	Status/Implementation
		Dorado Hills. The Connector is intended to alleviate traffic congestion on Highway 50, Interstate 5 and State Route 99. It will allow drivers to completely bypass downtown Sacramento, reducing the distance traveled and helping minimize additional travel delays during rush hour.	
Cl-12-Action 1	Participate in regional efforts to locate and implement an alternative route for a future Hwy 99-Hwy 50 connector.	The City is a member of the JPA for the proposed Capital SouthEast Connector Project. The JPA is managing the planning, environmental review, engineering design and development of the Connector.	
Cl-13	The City shall require that all roadways and intersections in Elk Grove operate at a minimum Level of Service "D" at all times.	On-going.	
Cl-14	The City recognizes that Level of Service D may not be achieved on some roadway segments, and may also not be achieved at some intersections. Roadways on which LOS D is projected to be exceeded are shown in the General Plan Background Report, based on the latest traffic modeling conducted by the City. On these roadways, the City shall ensure that improvements to construct the ultimate roadway system as shown in this Circulation Element are completed, with the recognition that maintenance of the desired level of service may not be achievable.	On-going.	
Cl-14-Action 1	The City shall develop criteria to determine which roadway segments and intersections will not achieve the desired level of service standard.	Complete.	
Cl-15	Development projects shall be required to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Master Plan. The payment of established traffic impact or similar fees shall be considered to provide compliance	On-going.	

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to cover the fair share cost of facilities not included in the fee program.	On-going.
CI-15- Action 1		Update the City's traffic analysis guidelines to implement the policies of this General Plan. Items to be addressed should include: <ul style="list-style-type: none"> <li>• Guidelines for determining when traffic analysis is required</li> <li>• Guidelines for the preparation of traffic analysis</li> <li>• Significance criteria for use in CEQA analysis of proposed projects</li> </ul>	On-going.
		The guidelines and significance criteria referenced above shall be reviewed by the Elk Grove Planning Commission within six months of adoption of this General Plan.	On-going.
CI-16		Where a development project is required to perform new roadway construction or road widening, the entire roadway shall be completed to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction shall also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.	On-going.
CI-17		The City shall regulate truck travel as appropriate for the transport of goods, consistent with circulation, air quality, congestion management, and land use goals.	On-going.
CI-17- Action 1		The City shall on an as-needed basis review existing truck routes within Elk Grove and designate routes consistent with the need to reduce traffic, noise and other impacts, and negative effects on residential areas.	On-going.
CI-18		To the extent possible, major traffic routes for residential areas should be separate from those used by the city's industrial areas,	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
CI-19		with the purpose of avoiding traffic conflicts and potential safety problems.	
CI-20		The circulation system serving the city's industrial areas should be designed to safely accommodate heavy truck traffic.	On-going.
		The City shall discourage the creation of private roadways unless the roadways are:	On-going.
		1) Constructed to public roadway standards, or 2) Are used in an affordable residential development.	
CI-21		The City shall require the installation of traffic pre-emption devices for emergency vehicles (police and fire) at all newly constructed intersections, and shall seek to retrofit all existing intersections to incorporate these features.	On-going.
CI-22		Where traffic calming devices or techniques are employed, the City shall coordinate design and implementation with the Elk Grove Police Department and the Elk Grove CSD to ensure adequate access for police and fire vehicles.	On-going.
CI-23		All public streets should have sufficient width to provide for parking on both sides of the street and enough remaining pavement width to provide for fire emergency vehicle access.	On-going.
<b>CIRCULATION POLICIES: AIRPORTS</b>			
CI-24		The City shall consider the recommendations in the Comprehensive Land Use Plans (CLUPs) for airports within or adjacent to Elk Grove in the review of potential land uses or projects.	On-going.
CI-25		The City shall ensure that new development near airports be designed to protect public safety from airport operations consistent with recommendations and requirements of the Airport Land Use Commission, Caltrans, and the Federal Aviation Administration.	On-going.
<b>CIRCULATION POLICIES: COMMUTER RAIL TRANSIT ORIENTED DEVELOPMENT OVERLAY</b>			
CI-26		The City shall encourage commuter rail transportation by providing for a potential train station location for Amtrak and/or other rail service providers along the Union Pacific Rail road near southwest of the intersection of Sheldon Road and Elk Grove-Florin Road, as identified in Figure CI-1-1.	On-going.
		The City shall require irrevocable offers of dedication of rights-of-	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
	Action 1	way and a station site at the City's preferred location for a commuter rail station. Offers of dedication shall be required as part of the approval of any tentative map or other discretionary approvals as appropriate.	
	CI-26- Action 2	The City shall work with CalTrans Division of rail to develop a train station plan for the Sheldon/Elk Grove-Floin site. The plan shall include required environmental analysis, funding identification, required right-of-way, and preliminary facility design.	On-going.
<b>Conservation and Air Quality Element</b>			
<b>CONSERVATION POLICIES: CONSERVATION OF WATER</b>			
CAQ-1		Reduce the amount of water used by residential and non-residential uses by encouraging water conservation.	On-going.
CAQ-1- Action 1		Implement the City's Water Conservation Ordinance.	On-going. An update to the Ordinance was completed in January 2010.
CAQ-1- Action 2		Actively encourage water conservation by both agricultural and urban water users.	On-going.
CAQ-1- Action 3		Work with urban and agricultural water purveyors to establish long range conservation plans which set specific conservation objectives and utilize, to the extent possible, a common planning horizon, plan framework and estimating/ forecasting procedures.	On-going.
CAQ-1- Action 4		Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers and designers.	On-going. Chapter 14.10 of the City's Municipal Code (Water Efficient Landscape Requirements) was updated and adopted by the City Council in February 2010. Chapter 14.10 codifies the California Department of Water Resources' Model Water Efficient Landscape Ordinance.
<b>CONSERVATION POLICIES: CONSERVATION OF AGRICULTURAL USES</b>			
CAQ-2		The loss of agricultural productivity on lands designated for urban uses within the city limits as of January 2004 is accepted as a consequence of the development of Elk Grove. As discussed in the Land Use	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
		Element, the City's land use concept for the Planning Area outside the 2004 city limits anticipates the retention of significant areas of agricultural production outside the current city limits.	
CAQ-3		The City of Elk Grove considers the only mitigation for the loss of agricultural land to consist of the creation of new agricultural land in the Sacramento region equal in area, productivity, and other characteristics to the area that would be lost due to development. The protection of existing agricultural land through the purchase of fee title or easements is not considered by the City to provide mitigation, since programs of this type result in a net loss of farmland.	The City is currently analyzing alternatives to this policy.
CAQ-4		While agricultural uses are anticipated to be phased out within the city limits, the City recognizes the right of these uses to continue as long as individual owners/farmers desire. The City shall not require buffers between farmland and urban uses, relying instead on the following actions to address the impacts of farming on urban uses:	On-going.
	CAQ-4 Action 1	Implement the City's "Right to Farm" ordinance.	On-going.
	CAQ-4 Action 2	Prospective buyers of property adjacent to agricultural land shall be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's right-to-farm ordinance.	On-going.
<b>CONSERVATION POLICIES: CONSERVATION OF SOILS</b>			
CAQ-5		Roads and structures shall be designed, built and landscaped so as to minimize erosion during and after construction.	On-going.
<b>CONSERVATION POLICIES: LANDS WITHIN THE PRIMARY ZONE OF THE SACRAMENTO RIVER DELTA</b>			
CAQ-6		Within the Primary Zone of the Legal Delta (as defined by the State of California in the State Water Code, Section 12220), the City's Land Use and other policies shall conform with the "Land Use and Resource Management Plan for the Primary Zone of the Delta" developed by the Delta Protection Commission.	On-going.
CAQ-6-Action 1		Coordinate with the Delta Protection Commission by providing updates on the status of any requests by the City to include any lands in the Primary Zone in the City's sphere of influence or incorporated boundaries.	On-going. The current application for a Sphere of Influence Amendment does not include lands in the Delta Primary Zone.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
CAQ-6-Action 2	CAQ-6-Action 2	Prior to the annexation of any land in the Primary Zone of the Legal Delta, ensure that this General Plan is consistent with the Delta Protection Commission's Act and Plan as it affects the area within the Primary Zone.	On-going.
CAQ-7	CAQ-7	<p><b>CONSERVATION POLICIES: CONSERVATION OF NATIVE AND NON-NATIVE HABITATS, PLANTS, AND ANIMALS</b></p> <p>Encourage development clustering where clustering would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other appropriate natural features as open space, provided that:</p> <ul style="list-style-type: none"> <li>1. Urban infrastructure capacity is available for urban use.</li> <li>2. On-site resource protection is appropriate and consistent with other General Plan Policies.</li> <li>3. The architecture and scale of development is appropriate for the area.</li> <li>4. Development rights for the open space area are permanently dedicated and appropriate long-term management is provided for by either a public agency, homeowners association, or other appropriate entity.</li> </ul> <p>This policy shall not apply in the Rural Residential area east of State Route 99, where clustering of development is not permitted.</p>	<p>On-going.</p> <p>On-going.</p>
CAQ-8	CAQ-8	Large trees (both native and non-native) are an important aesthetic (and, in some cases, biological) resource. Trees which function as an important part of the City's or a neighborhood's aesthetic character or as natural habitat should be retained to the extent possible during the development of new structures, roadways (public and private, including roadway widening), parks, drainage channels, and other uses and structures.	<p>If trees cannot be preserved onsite, offsite mitigation or payment of an in-lieu fee may be required by the City. Where possible, trees planted for mitigation should be located in the same watershed as the trees, which were removed.</p>

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	Trees that cannot be protected shall be replaced either on-site or off-site as required by the City.	When reviewing native or non-native trees for preservation, considering the following criteria: <ul style="list-style-type: none"> <li>• Aesthetic value</li> <li>• Biological value</li> <li>• Shade</li> <li>• Water quality benefits</li> <li>• Runoff reduction</li> <li>• Air quality (pollutant reduction)</li> <li>• Health of the tree(s)</li> <li>• Suitability for preservation in place</li> <li>• Safety hazards posed by the tree(s)</li> </ul>	Implemented as part of project processing and review of individual development applications.
CAQ-8-Action 1	Develop a list of trees which shall be considered generally exempt from preservation. These may include trees, which pose a threat to public safety, to native trees, or to natural habitat.		Chapter 19.12 of the Elk Grove Municipal Code (Tree Preservation and Protection) was updated and adopted by the City Council in February 2011. Trees that are not a "landmark tree;" or "tree of local importance" as defined in Chapter 19.12 are generally exempt from preservation.
CAQ-8-Action 2	Develop a list of trees which may be used when providing replacement trees for the loss of native and non-native trees.		Chapter 19.12 of the Elk Grove Municipal Code (Tree Preservation and Protection) was updated and adopted by the City Council in February 2011. The Tree Preservation and Protection regulations require mitigation trees to be of an equivalent species as those being removed and identified in the tree mitigation plan.
CAQ-8-Action 3	Implement the City's Tree Preservation Ordinance.		Chapter 19.12 of the Elk Grove Municipal Code (Tree Preservation and Protection) was updated and adopted by the City Council in
CAQ-8-Action 4			

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			February 2011. The City's Tree Preservation and Protection regulations are implemented as part of project processing and review of individual development applications.
CAQ-8-Action 5	Amend the City's Tree Preservation Ordinance to conform with the policies of this General Plan and to expand protection to non-native trees.	Chapter 19.12 of the Elk Grove Municipal Code (Tree Preservation and Protection) was updated and adopted by the City Council in February 2011. Trees that are not a "landmark tree;" or "tree of local importance" as defined in Chapter 19.12 are generally exempt from preservation.	Chapter 19.12 of the Elk Grove Municipal Code (Tree Preservation and Protection) was updated and adopted by the City Council in February 2011. Any proposed plantings utilized for tree mitigation are reviewed as part of the tree mitigation plan.
CAQ-8-Action 6	Develop a list of trees that should not be planted due to their invasive nature (that is, their ability to escape cultivation or to dominate natural areas) and provide this information to the public and the development community.	On-going.	On-going.
CAQ-8-Action 7	Retain the services of a qualified arborist(s) under contract to the City to provide information to decision-makers and staff on the suitability of trees for preservation.	On-going.	On-going.
CAQ-8-Action 8	Consider the use of revised standard roadway cross-sections which do not require the removal of trees in order to provide additional roadway capacity.	On-going.	On-going.
CAQ-8-Action 9	Provide funds for education, programs, and materials emphasizing the value and importance of trees. Support private foundations with local funds for their tree planting efforts. Encourage the harvesting of native seeds and plants prior to the clearing of project sites.	The City provides funding for annual tree planting programs and the regional Greenprint project administered by the Sacramento Tree Foundation.	On-going.
CAQ-9	Wetlands, vernal pools, marshland and riparian (streamside) areas are considered to be important resources. Impacts to these resources shall		

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		be avoided unless shown to be technically infeasible. The City shall seek to ensure that no net loss of wetland areas occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.	Implemented as part of project processing and review of individual development applications.
CAQ-9- Action 1		As part of the development review process, ensure that all potentially affected wetland areas are identified, and provide mitigation to ensure that no net loss occurs. Mitigation should occur within the same watershed as the impact, where feasible.	Implemented as part of project processing and review of individual development applications.
CAQ-9- Action 2		Coordinate with the California Department of Fish and Game and the U.S. Fish and Wildlife Service in the review of development projects.	Implemented as part of project processing and review of individual development applications.
CAQ-10		Consider the adoption of habitat conservation plans for rare, threatened, or endangered species.	On-going. The City is a partner in the proposed South Sacramento Habitat Conservation Plan.
CAQ-10- Action 1		As appropriate, work with the County of Sacramento and other agencies on a Habitat Conservation Plan or other mechanism to implement this policy.	On-going. The City is a partner in the proposed South Sacramento Habitat Conservation Plan.
CAQ 11		The City shall seek to preserve areas, where feasible, where special-status plant and animal species and critical habitat areas are known to be present or potentially occurring based on City biological resource mapping and data provided in the General Plan EIR or other technical material that may be adversely affected by public or private development projects. Where preservation is not possible, appropriate mitigation shall be included in the public or private project. "Special-status" species are generally defined as species considered to be rare, threatened, endangered, or otherwise protected under local, state, and/or federal policies, regulations or laws.	On-going.
CAQ-11- Action 1		The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain special-status plant and animal species based on City biological resource mapping and data provided in the General Plan EIR or other technical material. The biological resources evaluation shall determine the presence/absence of these special-status plant and animal species on the site. The surveys associated with the	Implemented as part of project processing and review of individual development applications.

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		<p>evaluation shall be conducted during the appropriate seasons for proper identification of the species. Such evaluation will consider the potential for significant impact on special-status plant and animal species, and will identify feasible mitigation measures to mitigate such impacts to the satisfaction of the City and appropriate Governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game and U.S. Army Corps of Engineers) where necessary (e.g., species listed under the State and/or Federal Endangered Species Act). Mitigation measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ For special-status plant species: On- or off-site preservation of existing populations from direct and indirect impacts, seed and soil collection or plant transplant that ensures that the plant population is maintained.</li> <li>▪ For special-status animal species: avoidance of the species and its habitat as well as the potential provision of habitat buffers, avoidance of the species during nesting or breeding seasons, replacement or restoration of habitat on- or off-site, relocation of the species to another suitable habitat area, payment of mitigation credit fees.</li> <li>▪ Participation in a habitat conservation plan.</li> </ul>	
<b>CONSERVATION POLICIES: PROTECTION OF WATER QUALITY AND SUPPLY</b>			
CAQ-12		The City shall seek to ensure that the quality of groundwater and surface water is protected to the extent possible.	On-going.
	CAQ-12-Action 1	Continue to cooperate with the County, other cities, and the Regional Water Quality Control Board regarding compliance with the NPDES permit system, and support other water quality improvement projects in order to maintain compliance with the Basin Plan.	On-going.
	CAQ-12-Action 2	Implement the City's NPDES permit on all public and private development projects and activities.	On-going.
	CAQ-12-	Collect information on design, construction, and operation techniques	On-going. The City adopted a Storm

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	Action 3	which help prevent water pollution, and provide this information to the public and the development community.	Drain Master Plan in December 2011.
CAQ-13		Implement the City's NPDES permit through the review and approval of development projects and other activities regulated by the permit.	On-going.
CAQ-14		The City shall seek to minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and use on-site infiltration of runoff in areas with appropriate soils where the infiltration of storm water would not pose a potential threat to groundwater quality.	On-going.
CAQ-15		The City shall encourage water supply service providers and County Sanitation District 1 to design water supply and recycled water supply facilities in a manner that avoids and/or minimizes significant environmental effects. The City shall specifically encourage the Sacramento County Water Agency to design well facilities and operation to minimize surface flow effects to the Cosumnes River.	On-going.
CAQ-16		Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards.	On-going.
<b>CONSERVATION POLICIES: FLOODING AND DRAINAGE</b>			
CAQ-17		The City recognizes the value of naturally vegetated stream corridors, commensurate with flood control and public acceptance, to assist in removal of pollutants, provide native and endangered species habitat and provide community amenities.	On-going.
CAQ-18		Post-development peak storm water run-off discharge rates and velocities shall be designed to prevent or reduce downstream erosion, and to protect stream habitat.	On-going.
CAQ-19		Encourage the retention of natural stream corridors, and the creation of natural stream channels where improvements to drainage capacity are required.	On-going.
CAQ-19-Action 1		Re-vegetation using native plant species shall be encouraged; use of non-native species shall be discouraged. Use of invasive species shall	On-going.

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	CAQ-19-Action 2	The City shall prohibit stream channel realignment only: <ul style="list-style-type: none"> <li>• The City shall permit stream channel realignment only:</li> <ul style="list-style-type: none"> <li>• When necessary to eliminate flood hazards, after alternatives to provide flood capacity while protecting the natural alignment have been shown to be infeasible; or</li> <li>• To protect and preserve natural features and vegetation which would otherwise be removed; or</li> <li>• If the existing channel has been significantly disrupted by agricultural improvements or other man-made changes.</li> </ul> </ul>	On-going.
	CAQ-19-Action 3	The City shall require, to the maximum extent practical, retention of topographic diversity and variation when channels are realigned or modified, including: <ul style="list-style-type: none"> <li>• "Self-sustaining" meander characteristics,</li> <li>• Berms,</li> <li>• Naturalized side slope, and Varied channel bottom elevation, consistent with the characteristics of the watershed, public safety, and other site-specific considerations</li> </ul>	On-going.
	CAQ-19-Action 4	Where existing streams support riparian vegetation, evaluate options for constructing secondary flood control channels or other facilities for flood control and water quality purposes.	On-going.
	CAQ-19-Action 5	Channel lowering of existing natural streams shall occur only after consideration of alternatives (including surface drainage systems which do not require channel lowering) and only when it is necessary to accommodate the gravity drainage of storm runoff and/or accommodate floodflows under existing bridge structures.	On-going.
	CAQ-19-Action 6	All storm drainage improvements on natural streams shall be designed where feasible to maintain water flows necessary to protect and enhance existing fish habitat, native riparian vegetation, water quality, and/or ground water recharge.	On-going.
	CAQ-19-Action 7	Improvements in water courses shall be designed for low maintenance, and to accommodate peak flows with vegetation (including mitigation plantings) in the channel. Channel modifications	On-going.

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	CO-19-Action 8	shall retain marsh and riparian vegetation whenever possible. Development design shall maximize the total floodplain frontage that is open to public view. Development adjacent to stream corridors shall be encouraged to provide a public street paralleling at least one side of the corridor with vertical curbs, gutters, foot path, street lighting, and post and cable barriers to prevent vehicular entry.	On-going.
	CAQ-19-Action 9	Trails along stream corridors shall be located to minimize wildlife impacts and shall be restricted to non-motorized traffic.	On-going.
	CAQ-19-Action 10	Except where approved by the City as part of the development of a public or private development project, no grading, clearing, tree cutting, debris disposal or any other similar action shall be allowed in stream corridors except for normal channel maintenance.	On-going.
	CAQ-20	Fill may not be placed in any 100-year floodplain as delineated by currently effective FEMA Flood Insurance Rate Maps or subsequent comprehensive drainage plans unless specifically approved by the City.	On-going.
	CAQ-21	No fill shall be permitted in wetland areas unless approved by the City and appropriate state and federal agencies.  Development adjacent to a natural stream(s) shall provide a "stream buffer zone" along the stream.	On-going.
		"Natural streams" shall be generally considered to consist of the following, subject to site-specific review by the City: <ul style="list-style-type: none"> <li>• Deer Creek</li> <li>• Elk Grove Creek</li> <li>• Laguna Creek and its tributaries</li> <li>• Morrison Creek</li> <li>• Strawberry Creek</li> <li>• White House Creek</li> </ul>	The following are examples of desired features for this transition zone; the specific design for each transition zone shall be approved on a case-by-case basis by the City.

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		<p>Stream buffer zones should generally measure at least 50 (fifty) feet from the stream centerline (total width of 100) feet or more, depending on the characteristics of the stream, and shall include:</p> <ol style="list-style-type: none"> <li>1. Sufficient width for a mowed fire-break (where necessary), access for channel maintenance and flood control, and for planned passive recreation uses.</li> <li>2. Sufficient width to provide for:           <ol style="list-style-type: none"> <li>a. Quality and quantity of existing and created habitat.</li> <li>b. Presence of species as well as species sensitivity to human disturbance,</li> <li>c. Areas for regeneration of vegetation,</li> <li>d. Vegetative filtration for water quality,</li> <li>e. Corridor for wildlife habitat linkage,</li> <li>f. Protection from runoff and other impacts of urban uses adjacent to the corridor</li> <li>g. Trails and greenbelts</li> </ol> </li> <li>3. The stream buffer zone should not include above ground water quality treatment structures designed to meet pollutant discharge requirements.</li> </ol>	
CAQ-22		Stream crossings shall be minimized and be aesthetically compatible with the natural appearance of the stream channel. The use of bridges and other stream crossings with natural (unpaved) bottoms shall be encouraged to minimize impacts to natural habitat.	On-going.
CAQ-23		Uses in the stream corridors shall be limited to recreation and agricultural uses compatible with resource protection and flood control measures. Roads, parking, and associated fill slopes shall be located outside of the stream corridor, except at stream crossings.	On-going.
CAQ-24		Open space lands within a stream corridor shall be required to be retained as open space as a condition of development approval for projects that include a stream corridor. Unencumbered maintenance access to the stream shall be provided.	On-going.
<b>CONSERVATION POLICIES: CONSERVATION OF OTHER NATURAL RESOURCES/RECYCLING AND RE-USE OF MATERIALS</b>			

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CAQ-25		The City shall encourage: <ul style="list-style-type: none"> <li>• Recycling,</li> <li>• Reduction in the amount of waste, and</li> <li>• Re-use of materials to reduce the amount of solid waste generated in Elk Grove.</li> </ul>	On-going.
CAQ-25- Action 1		The City shall comply with the requirements of AB939 with regard to meeting state-mandated targets for reductions in the amount of solid waste generated in Elk Grove.	On-going.
CAQ-25- Action 2		The City shall provide information to businesses and residents on available options to implement the City's waste reduction targets.	On-going.
CAQ-25- Action 3		Encourage the use of recycled concrete in all base material utilized in City and private road construction.	On-going.
CAQ-25- Action 4		Include a requirement for the use of recycled base material in all requests for bids for City roadway construction projects.	Not yet initiated.
CAQ-25- Action 5		Establish procurement policies and procedures, which facilitate purchase of recycled, recyclable or reusable products and materials where feasible.	Completed
CAQ-25- Action 6		Outside contractors bidding to provide products or services to the City, including printing services, shall be required to demonstrate that they will comply with City recycled materials policies.	On-going.
CAQ-25- Action 7		The City shall actively promote a comprehensive, consistent and effective recycled materials procurement effort among other governmental agencies and local businesses.	On-going.
<b>CONSERVATION POLICIES: AIR QUALITY</b>			
CAQ-26		It is the policy of the City of Elk Grove to minimize air pollutant emissions from all City facilities and operations to the extent feasible and consistent with the City's need to provide a high level of public service.	On-going.
CAQ-26- Action 1		The City shall encourage all its employees to use transportation alternatives such as public transit, bicycling, walking, and carpooling for commute and other work-related trips. The City shall provide information on these and other applicable programs to all employees.	On-going. The City provides transit pass stickers to City employees at no charge.
CAQ-26- Action 2		All City facilities shall incorporate energy-conserving design and construction techniques.	On-going.
CAQ-26- Action 3		The City shall encourage City contractors and vendors to reduce emissions from their operations [such as by using low emission vehicles].	On-going.

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CAQ-27		and shall consider including a preference for low emission contractors and vendors in City requests for proposals where appropriate.	On-going.
		The City shall promote energy conservation measures in new development to reduce on-site emissions and power plant emissions. The City shall seek to reduce the energy impacts from new residential and commercial projects through investigation and implementation of energy efficiency measures during all phases of design and development.	
CAQ-27- Action 1		Provide information to the public and builders on available energy conservation techniques and products.	On-going.
CAQ-27- Action 2		Encourage the use of trees planted in locations that will maximize energy conservation and air quality benefits. Encourage the use of landscaping materials which produce lower levels of hydrocarbon emissions.	On-going. The City is currently reviewing a preferred tree planting list that is endorsed by the Sacramento Tree Foundation.
CAQ-27- Action 3		During project review, City staff shall consider energy conservation and, where appropriate, suggest additional energy conservation techniques.	On-going.
CAQ-27- Action 4		During project review, ensure that "Best Available Control Technology" is properly used and implemented.	On-going.
CAQ-27- Action 5		Encourage new commercial uses to limit delivery hours to non-peak hours.	On-going.
CAQ-28		The City shall emphasize "demand management" strategies which seek to reduce single-occupant vehicle use in order to achieve state and federal air quality plan objectives.	On-going.
CAQ-28- Action 1		Implement the requirements for designated carpool and vanpool parking for all new office developments.	On-going.
CAQ-28- Action 2		All City facilities shall include designated carpool and vanpool spaces, and all City staff shall be encouraged to take part in ridesharing.	On-going.
CAQ-29		The City shall seek to ensure that public transit is a viable and attractive alternative to the use of private motor vehicles.	On-going.
CAQ-29- Action 1		Consider implementation of a development impact fee to provide funding for the development of new public transit facilities in Elk Grove.	Complete. Fee implemented.
CAQ-29- Action 2		The City shall review all options for providing public transit to the residents and businesses of Elk Grove and seek to implement the option which provides the most effective and cost-efficient service.	Complete. The City operates its own public transit system.

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CAQ-30		All new development projects which have the potential to result in substantial air quality impacts shall incorporate design, construction, and/or operational features to result in a reduction in emissions equal to 15 percent compared to an "unmitigated baseline" project. An "unmitigated baseline project" is a development project which is built and/or operated without the implementation of trip-reduction, energy conservation, or similar features, including any such features which may be required by the Zoning Code or other applicable codes.	On-going.
CAQ-30-Action 1		The City shall develop and implement "Emission Reduction Measures" to achieve the reduction required by this policy. These Emission Reduction Measures should consider the following: <ul style="list-style-type: none"> <li>• Cost-effectiveness</li> <li>• A maximum cost for measures and consideration of a waiver from full compliance if this maximum cost would be exceeded.</li> <li>• Credits for emission reductions already in place (e.g., for buildings in the latter phases of a multi-phased project which included emission reduction measures in its design) or which are required to mitigate other impacts.</li> </ul>	On-going.
CAQ-31		The City shall support intergovernmental efforts directed at stringent tailpipe emission standards and inspection and maintenance programs for all feasible vehicle classes and revisions to the Air Quality Attainment Plan to accelerate and strengthen market-based strategies consistent with the General Plan.	On-going.
CAQ-31-Action 1		The City shall ensure that all City vehicles conform with applicable emission standards and the time of purchase and continuing emissions as one criterion for vehicle purchasing decisions, seeking to purchase lower-emitting vehicles.	On-going.
CAQ-31-Action 2		The City shall participate in intergovernmental groups seeking to improve local and regional air quality.	On-going.
CAQ-31-Action 3		In conjunction with Sacramento Metropolitan Air Quality Management District, support and participate in a public education and outreach program dealing with air quality issues, with a goal of attaining a solid	On-going.

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		foundation of public support for needed air quality measures.	Not yet initiated.
	CAQ-31- Action 4	The City shall consider the adoption of an ordinance to discourage excessive idling of diesel-powered and other heavy vehicles to reduce air pollutant emissions.	
CAQ-32		As part of the environmental review of projects, the City shall identify the air quality impacts of development proposals to avoid significant adverse impacts and require appropriate mitigation measures, potentially including—in the case of projects which may conflict with applicable air quality plans—emission reductions in addition to those required by Policy CAQ-30.	On-going.
	CAQ-32- Action 1	Coordinate with the Sacramento Metropolitan Air Quality Management District on the review of proposed development projects, specifically including projects that could conflict with any applicable air quality plans and/or the State Implementation Plan.	On-going.
CAQ-33		The City shall require that public and private development projects use low emission vehicles and equipment as part of project construction and operation, unless determined to be infeasible.	On-going.
<b>Economic Development Element</b>			
<b>ECONOMIC DEVELOPMENT POLICIES: DIVERSE AND BALANCED MIX OF USES</b>			
ED-1		Strive to establish a balanced mix of commercial, office and industrial businesses to the City to ensure a variety of employment and business opportunities.	On-going.
	ED-1 Action 1	Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses within the need for amendments to the General Plan.	On-going.
ED-2		The City recognizes the importance of making an adequate supply of land available for economic development. Specific properties for economic development and corresponding target land uses will be identified on the City's Zoning Map and/or in its Economic Development Plan or Strategy.	Vacant properties identified within the Elk Grove Market Study, completed in December 2010.
ED-3		Encourage the full and efficient utilization of vacant and underutilized parcels in appropriately designated areas to support existing incentive programs encourage efficient utilization by	

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		the development and expansion of targeted industrial and commercial facilities.	offering incentives for the re-use of vacant buildings. Current programs do not address use of unimproved infill parcels.
ED-4		Encourage developers of larger commercial and office projects to provide for on-site ancillary uses that would allow employees and residents to make non-work-related trips (e.g., banking, lunch, dry cleaning, recreation, child care) without having to use their automobiles.	On-going.
	ED-4-Action 1	Ensure that commercial and industrial land use designations and zoning designations for larger scale developments allow for a complimentary mix of uses.	On-going.
	ED-4-Action 2	Encourage and support efforts to provide support services such as child care and health services near employment centers.	On-going.
ED-5		Consider the use of public/private partnerships as a means of revitalizing selected areas.	On-going.
	ED-5-Action 1	On an ongoing basis, evaluate opportunities for City involvement in public/private partnerships, including public investment in infrastructure and other improvements, the location of public areas, and modification of land use regulations and other development controls.	The City is currently engaged in seeking a public/private partnership (P3) for development of the Civic Center site. The City also participated in a P3 for development of the Promenade Mall.
ED-6		Promote policies, programs and services that support a diverse local economy providing a range of goods and services, support existing local businesses, and that encourage new, independent business ventures.	On-going.
	ED-6-Action 1	Support efforts that encourage Elk Grove residents and businesses to buy goods and services locally.	The City created a program called "Think, Shop, Live, Elk Grove" in 2008 to encourage both residents and businesses to shop locally. The program uses various ongoing campaigns to keep the shop local message in public view.

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<b>ECONOMIC DEVELOPMENT POLICIES: JOBS/HOUSING BALANCE</b>			
ED-7		Maximize the use of non-residential land for employment-generating and revenue-generating uses.	On-going.
ED-7- Action 1		Continue to improve Elk Grove's jobs/ housing ratio and seek to achieve sufficient employment opportunities in Elk Grove for all of the employed persons living in the city, while continuing to promote the City's role as a regional center.	On-going.
ED-7- Action 2		In cooperation with the private sector, support efforts to provide a supply of land ready for the development of buildings (that is, land with all infrastructure in place) and available for development of uses in target markets.	Development Services has enacted numerous policy changes and streamlining efforts to make the entitlement process as quick, efficient, and straightforward as possible. In 2012, the City will begin the process of entitlement land in what is known as the South East Policy Area to provide an additional supply of land.
ED-8		Support the creation and retention of jobs that provide sustainable wages and benefits.	City Economic Development efforts specifically target industries that provide high quality wages and benefits. In addition, the City's existing incentive program is intended to encourage the creation and/or retention of jobs with salaries equal to at least 75% of the Area Median Income or higher.
ED-9		Provide sufficient land for business expansion and attraction of new employers that utilize the City's existing labor pool.	On-going.
ED-9- Action 1		Identify industries whose employee needs correspond to the educational and job skills profile of the community, and develop strategies to attract such employers.	Complete – see Elk Grove Market Study, December 2010
ED-9- Action 2		Promote the establishment and expansion of workplace alternatives, including home occupations and telecommuting.	Not complete.
ED-9- Action 3		Support strategies to increase business-to-business commerce in Elk Grove. The "Think, Shop, Live Elk Grove" program encourages	On-going.

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ED-10		Use Elk Grove's skilled labor force as an economic development and business attraction tool and increase the number of jobs that go to Elk Grove residents by coordinating economic development efforts with employment placement.	business-to-business commerce within the City. On-going.
ED-10-Action 1		Market Elk Grove's sizable skilled labor force as an economic development advantage for new and expanding businesses.	Ongoing. Both the City and the Economic Development Corporation advertisements include information about Elk Grove's skilled labor force.
ED-10-Action 2		Work with local businesses and employment recruiters to establish a process for recruitment of Elk Grove residents for new jobs. Consider incentive programs for new businesses that provide commitments to hire minimum numbers or percentages of Elk Grove residents.	Not complete.
ED-10-Action 3		Support efforts to coordinate education and job training programs among the Elk Grove Unified School District, Cosumnes River College, local universities, employment training and service agencies, and employers.	On-going.
ED-10-Action 4		Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youths.	Not complete.
<b>ECONOMIC DEVELOPMENT POLICIES: BUSINESS RETENTION AND EXPANSION</b>			
ED-11		Retain existing businesses, particularly those that contribute to meeting Elk Grove's strategic economic goals, and facilitate their expansion as appropriate.	On-going.
ED-11-Action 1		Develop a proactive business retention program that addresses issues affecting all business sectors.	The City has joined the Metro Pulse Program, which is a partnership between numerous regional jurisdictions and resource providers aimed at regional business retention.
ED-11-Action 2		Develop small business assistance programs, including but not limited to below market interest rate loans and creating new or expanding existing business plans.	The existing incentive program can be used by new businesses or existing local businesses looking to expand. In 2012, the City will publish

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		a "Small Business Guide" that will provide information and resources to local small businesses.	On-going.
ED-11- Action 3	Work with the US Department of Commerce, State Trade and Commerce Agency, Sacramento Area Commerce and Trade Association, Sacramento County Economic Development Department, Chamber of Commerce, and educational institutions to implement marketing and educational programs supporting business retention strategies.	Complete. In 2011, the City created the "Elk Grove Best in Business" award program to recognize local businesses that contribute to the community.	On-going.
ED-11- Action 4	Create a program to recognize employers that contribute to the quality of life in the community.	Promote a thriving local retail, personal and business services sector.	On-going.
ED-12- Action 1	Actively promote revitalization and strong sales in Old Town Elk Grove, and along major commercial thoroughfares.	The "Think, Shop, Live Elk Grove" program included a strong focus on Old Town Elk Grove. In addition, a \$7 million revitalization project was completed in 2007. The City also provides in-kind support to events held in Old Town aimed at promoting the area such as the "First Fridays", the "Western Festival", and the "Dickens Fair".	On-going.
ED-12- Action 2	Assist local merchants and business organizations interested in forming mutual benefit organizations such as merchants associations and business improvement districts.	Recognizing that business conditions are often turbulent, the City shall endeavor to maintain close links with corporate leaders to monitor business conditions and identify issues in which the City may be of assistance.	On-going.
ED-13	Host regular meetings with major employers to discuss current operation and to provide information on City services. This allows	On-going.	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
ED-14		the City to quickly respond if the business is considering either relocating or expanding.	
		Support the retention of viable agricultural, ranching and dairy farm businesses and land uses, consistent with the City's long-term land use goals and policies.	On-going.
ED-14- Action 1		Work with the U.S. Department of Agriculture, California Farm Bureau to support local agriculture, ranches and dairies, consistent with the City's long-term land use policies.	On-going.
ED-14- Action 2		Consider assigning staff to serve as an Agricultural and Land Use Coordinator for the City of Elk Grove to assist in the retention of agricultural businesses.	City Economic Development staff act in this capacity as part of the City's larger economic development strategy.
<b>ECONOMIC DEVELOPMENT POLICIES: BUSINESS ATTRACTION</b>			
ED-15		As part of the City's Economic Development Plan, include a Business Attraction Program to identify a focused market effort and assist businesses in locating in or relocating to Elk Grove. A successful business attraction program not only promotes economic growth but also provides economic diversification. This diversification will result in more resilience in the local economy and allows the community to withstand cyclical declines in various sectors of the local and national economies.	In 2007, the City partnered with the Chamber of Commerce to create the Economic Development Corporation (EDC); the purpose of the EDC is to attract new employers to the City. In 2011, the City expanded its Business Attraction efforts by expanding the Economic Development Department and hiring an Economic Development Director.
ED-15- Action 1		Identify target industries in the manufacturing, retail, and office sectors.	Complete – see Elk Grove Market Study, December 2010
ED-15- Action 2		Implement specific recruitment programs tailored to specific target markets.	On-going.
ED-16		Attract and expand industrial, high technology, regional-serving office development that diversifies the local economy and produces higher-wage jobs.	On-going.
ED-16- Action 1		Consider a zoning incentive program (which may include flexible development standards, shared parking, fast-track processing, and the like) to facilitate development or re-use of key sites by high-	Not complete.

Policy No.	Action No.	Policy/Action	Status/Implementation
	ED-16-Action 2	<p>employment-generating uses and high value-added businesses.</p> <p>Focus available incentives and business assistance services on attracting and retaining firms in industries that typically provide high-quality employment, living wages and strong career advancement opportunities, and which generate strong tax revenues, or fill a critical market niche.</p>	<p>The existing incentive program aims to create high quality employment opportunities by requiring applicants to create jobs with salaries equal to at least 75% of the area median income or higher. The State Office Incentive Program specifically targets state employment, which is high quality and provides for advancement opportunities.</p>
ED-17		<p>Work to remove both real and perceived barriers to development, particularly for constrained sites. Potential strategies include:</p> <ul style="list-style-type: none"> <li>• Conduct a thorough inventory of vacant and underutilized land designated for commercial and industrial uses and identify opportunities for pre-development studies (i.e., Phase I analysis, site assembly, right-of-way improvements) which could be done by the City or the private sector to facilitate development of key sites.</li> <li>• Streamlining City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes.</li> <li>• Simplifying the development review process for small-scale changes to previously approved site plans and buildings.</li> </ul>	<p>The City will be launching a web-based program in 2012 that provides detailed information about sites available within the City.</p> <p>The City has made numerous changes in its Development Services policies to streamline the process. Additional efforts will be on-going.</p> <p>Not complete</p>
ED-18		<p>Work proactively with those businesses interested in expanding existing businesses or establishing new businesses to install necessary infrastructure improvements. The goal is to establish an inventory of ready-to-go non-residential sites, complete with zoning, infrastructure, and environmental clearances. City actions may include:</p> <ol style="list-style-type: none"> <li>1) Sharing of engineering studies and plans on water supply and treatment capacities, wastewater collection, conveyance and treatment capacities, storm water drainage and roadway improvements.</li> </ol>	<p>On-going.</p>

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<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		2) Working jointly with developers where City Capital Improvement Plans call for extension or upgrades to City infrastructure. 3) Pursuing financing options, including possible tax credits, to assist developers in providing necessary infrastructure improvements. 4) Allowing for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.	
ED-19		The City shall use its discretion to ensure that retail land is appropriately sited and quantified.	On-going.
ED-20		Provide incentives for private reinvestment in underutilized commercial areas where adequate infrastructure exists.	Existing programs encourage efficient utilization by offering incentives for the re-use of vacant buildings. Current programs do not address use of unimproved infill parcels.
ED-21		Support micro loans, small business loan guarantees and other measures to support entrepreneurs and new business development.	Not complete.
<b>ECONOMIC DEVELOPMENT POLICIES: ECONOMIC DEVELOPMENT STRATEGY</b>			
ED-22		Promote economic development within Elk Grove through preparation and implementation of an Economic Development Strategy.	Complete – the Elk Grove Market Study includes a 5-year Economic Development Strategy
	ED-22-Action 1	Prepare an Economic Development Strategy that: <ol style="list-style-type: none"> <li>1) Identifies the needs of existing businesses and acknowledges the important contributions existing businesses provide to the community;</li> <li>2) Identifies specific goals or targets for business retention and development over the next 20 years; and</li> <li>3) Includes targets for economic development in 5-year increments and implementation steps to be undertaken to help achieve specific goals.</li> </ol>	Complete
	ED-22-Action 2	Involve community members and business leaders in preparing, updating, and implementing the Economic Development Strategy.	Complete – development of the Strategy included the participation of a Steering Committee comprised

Policy No.	Action No.	Policy/Action	Status/Implementation
ED-23		Designate an Economic Development Coordinator on City staff with responsibility for promoting economic development opportunities and implementing and tracking the progress/effectiveness of the policies and actions of the current Economic Development Plan.	The City has partnered with the Chamber of Commerce to create the EDC. In addition, the City has appointed a staff member to act as a Coordinator and Ombudsman. Staff will work jointly with the EDC to track the effectiveness of the ED Plan.
ED-24		Establish an Economic Development Action Team composed of key departments and outside organizations to respond to urgent or substantial needs of existing businesses.	City staff works closely with the EDC to address any needs that arise. In addition, the City has created an Economic Development Project Review Team (EDPRT) to facilitate development of new projects with significant economic development value.
<b>ECONOMIC DEVELOPMENT POLICIES: BALANCED BUDGET WITH ADEQUATE SERVICE LEVELS</b>			
ED-26		Coordinate between capital projects and economic development projects within the context of the City's Capital Improvement Program.	On-going.
ED-27		Seek innovative ways to reduce the cost burden of infrastructure provision on new industrial and commercial development, without unduly transferring the burden to the residential sector.	Ongoing. The City takes every opportunity to reduce cost burdens on an ongoing basis. A recent example includes the update to the City's Roadway Fee – an anticipated \$10 million in funding was allocated to reduce the cost burden to non-residential development.

Policy No.	Action No.	Historic Resources Element	Policy/Action	Status/Implementation
HR-1		Encourage the preservation and enhancement of existing historical and archaeological resources in the City.		On-going.
HR-1- Action 1		Develop and update a comprehensive Historic Resource Inventory using the National Register, the California Register, California Historical Landmarks, California Points of Historical Interest, and any other structures or properties the City Council determines to have historic value.	The inventory should contain a map that shows the location of all of the structures with a historically significant designation, and a list of all of the historically significant structures within Elk Grove.	Not yet initiated. A Historic Resources Inventory is anticipated to be undertaken in 2011, following designation of the City as a Certified Local Government and upon award of an OHP grant to offset costs of conducting the inventory.
HR-1- Action 2		Establish a Historic Preservation Committee to provide input regarding the City's historic preservation regulations.	This Committee could include members of the public experienced in and knowledgeable about historic resources in general and in the city.	Complete. Historic Preservation Ordinance was adopted in 2007, establishing the Historic Preservation Committee.
HR-1- Action 3		Create partnerships with private organizations that focus on historic resource preservation, such as the Elk Grove Historical Society.		On-going. Elk Grove Historical Society and the Elk Grove Old Town Foundation are partners in the development review process and other special projects in the historic district.
HR-1- Action 4		Adopt a Historic Preservation Ordinance establishing guidelines and processes for the preservation and enhancement of historic structures.		Complete. Historic Preservation Ordinance was adopted in 2007.
HR-1- Action 5		Provide information to the public on historic preservation efforts and financial incentive programs. This may include:	<ul style="list-style-type: none"> <li>• Establish an informational kiosk in Old Town for the public to view about the City's historic resources.</li> <li>• Establish a history museum in Old Town.</li> <li>• Create a historic preservation page on the City of Elk Grove's website with links to federal and state historic preservation programs and financial incentive programs.</li> <li>• Create pamphlets that outline and discuss the City of Elk</li> </ul>	On-going.

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<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		Grove's historic preservation program. <ul style="list-style-type: none"> <li>Keeping handouts and applications on federal and state incentive programs at the public counter at City Hall.</li> </ul>	
HR-2		The City supports the goals and objectives for the Comprehensive Statewide Historic Preservation Plan for California 2000-2005.	On-going.
HR-3		Encourage restoration, renovation, and/or rehabilitation of all historic structures.	On-going.
	HR-3- Action 1	Provide financial incentives to residents as encouragement for rehabilitation and restoration of private property.	Not yet initiated.
	HR-3- Action 2	Participate in the Mills Act Tax Abatement Program as an economic incentive for private property owners to actively participate in the restoration of their properties.	Not yet initiated.
	HR-3- Action 3	Use grants and funds available to the City for historic preservation, such as the Community Development Block Grant (CDBG) and the California Heritage Fund (provided by the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000).	The City is preparing a Historic Context Statement that is partially funded by a 2011 Certified Local Government Grant administered by the CA Office of Historic Preservation.
HR-4		Support use of federal financial incentive programs to encourage preservation of historic structures.	On-going.
	HR-4- Action 1	Provide information on applying for the Federal Historic Preservation Tax Incentive.	Not yet initiated.
	HR-4- Action 2	Make available information on how to claim income and estate tax deductions for charitable contributions of partial interest in historic property, per The Tax Reform Act of 1986.	Not yet initiated.
HR-5		Maintain and improve the aesthetic quality and architectural diversity of the Old Town historical district.	On-going.
	HR-5- Action 1	Implement the Elk Grove Old Town Special Planning Area (SPA) Ordinance.	On-going.
	HR-5- Action 2	Within two (2) years of the adoption of this General Plan, update the Old Town SPA. This update should include: <ul style="list-style-type: none"> <li>A re-examination of the SPA boundaries to include all properties in the federal historic district and other areas as appropriate to provide a cohesive planning area.</li> <li>Incorporate the design guidelines of the "Old Town Design Comprehensive Plan" prepared by the County of</li> </ul>	Complete. The Old Town SPA was updated in 2005 and subsequently updated in 2010 as part of the tri-annual review.

Policy No.	Action No.	Policy/Action	Status/Implementation
		Sacramento. <ul style="list-style-type: none"> <li>A review of land use policy, permitted uses, and development standards and review.</li> </ul>	
HR-5-Action 3		Consider the creation of a historic overlay zone for use in the Old Town area or other parts of Elk Grove containing historic structures.	Not yet initiated.
HR-5-Action 4		Use The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) as a guideline for the preservation of historic buildings.	On-going.
<b>ARCHAEOLOGICAL AND PALEONTOLOGICAL POLICIES</b>			
HR-6		Protect and preserve prehistoric and historic archaeological resources throughout the City.	On-going.
HR-6-Action 1		In areas identified in the Background Report as having a significant potential for containing archaeological or paleontological artifacts, require completion of a detailed on-site study as part of the environmental review process. Implement all recommended mitigation measures.	On-going. Implemented as part of project processing and review of individual development applications.
HR-6-Action 2		Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources: <ul style="list-style-type: none"> <li>"The Planning Division shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action."</li> <li>"All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed."</li> </ul>	On-going. Added as conditions of approval for all development applications.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		<b>Housing Element</b>	
<i>See Housing Element Program Implementation Status on page 77</i>			
		<b>Land Use Element</b>	
LU-1		The City of Elk Grove recognizes the value of using the City's land use authority to regulate the use of land within the city, the uses which can take place upon lands in Elk Grove, the arrangement of public and private buildings, and the design of public and private development in order to create an attractive, vibrant community which fulfills the goals expressed in this General Plan.	On-going.
LU-2		The City's Land Use Policy Map (figure LU-1) illustrates the planned land uses for lands within Elk Grove and the Planning Area outside the city limits. The following land use categories and definitions shall be used in the assignment of zoning categories and in the review of proposed projects.	On-going.
LU-2- Action 1		Regularly update the Land Use Policy Map as development projects are approved to designate new roadways, schools, etc. for the uses shown in the "Public, Quasi-Public, and Open Space Land Uses" land use categories.	On-going.
LU-3		The following table illustrates the Zoning Districts, which implement the land use categories shown on the Land Use Policy Map of this General Plan.	On-going.
LU-3- Action 1		Amend the Elk Grove Zoning Code to add the Multi-Family Overlay District to implement the mixed use land use designations, and apply this zoning to lands so designated on the Land Use Policy Map.	Complete. The Multi-family Overlay Zone was adopted and applied to various parcels in 2004.
LU-3- Action 2		Not more than six months after the adoption of this General Plan initiate a Zoning Consistency Program to amend the Zoning Map to provide for conformance with the Land Use Policy Map.	Not complete.
LU-3- Action 3		As part of the Zoning Consistency program noted in Action 1 above, make the following changes to the Elk Grove Zoning Code:	Complete. The Zoning Code was updated in 2006, 2009, and 2011.

Policy No.	Action	Policy/Action	Status/Implementation
LU-4	<ul style="list-style-type: none"> <li>• Revise the list of permitted uses to allow multi-family development in LC, GC, and SC zones or their equivalent.</li> <li>• Consider creating a Neighborhood Commercial zoning district to provide for a limited range of neighborhood-serving retail and service uses which exclude the following: <ul style="list-style-type: none"> <li>○ Drive-up or drive-through fast food restaurants (other types of drive-through uses, such as drug stores and ATM machines, may be considered)</li> <li>○ Sale of alcoholic beverages for on-site or off-site consumption</li> <li>○ Automotive service</li> <li>○ The Neighborhood Commercial zoning district may also provide for limited hours of operation for all uses to limit potential adverse effects on adjacent residential areas.</li> <li>○ Revise the list of permitted uses to limit multi-family density in the BP or equivalent zoning district to no more than 25 units per acre.</li> <li>○ Develop "mixed-use" or overlay zoning districts to implement the retail/multi-family and office/multi-family land use designations of the Land Use Policy Map.</li> <li>○ Add an RD-6 zoning district.</li> <li>○ Add a "PS" or similar zoning district to be applied to private streets.</li> <li>○ Add an "Institutional" or similar zoning district to be applied to schools, City property, and other public lands.</li> <li>○ Add performance standards to the Zoning Code related to issues such as radio interference, noise, vibration, smoke/dust, heat, and light/glare to reduce the potential for off-site impacts created by commercial and industrial land uses.</li> </ul> </li> </ul>	All land use approvals, including, but not limited to:	On-going.
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Policy No.	Action No.	Policy/Action	Status/Implementation
		<ul style="list-style-type: none"> <li>• Zoning,</li> <li>• Planning documents (such as Specific Plans and Special Planning Areas),</li> <li>• Tentative Maps,</li> <li>• Conditional Use Permits,</li> <li>• Etc.,</li> </ul>	
LU-5		<p>shall be required to conform with the General Plan.</p> <p>Subsequent plans which implement the Land Use Policy Map may blend uses or residential densities as part of a master-planned project, provided that the overall development intensity shown on the Land Use Policy Map is not exceeded.</p>	<p>On-going.</p>
LU-6		<p>Multi-family housing development in excess of 15 dwelling units per gross acre should be located according to the following general criteria. Flexibility may be applied on a case-by-case basis for sites, which vary from these guidelines.</p> <ul style="list-style-type: none"> <li>• Multi-family housing sites should generally be no smaller than eight (8) acres and no larger than fifteen (15) acres. The minimum size is intended to ensure on-site management; the maximum size is intended to reduce the potential for public safety problems</li> <li>• Individual sites should be located at least one-third (1/3) mile apart. This is intended to reduce the potential for over-concentration of multi-family uses in any part of Elk Grove.</li> <li>• Multi-family housing sites should be located close to commercial areas, major roadways, and public transit to encourage pedestrian rather than vehicle traffic.</li> <li>• Senior/assisted living housing projects may be appropriate at sizes and spacing below typical thresholds, due to the reduced traffic and other impacts generally associated with these uses.</li> </ul>	<p>On-going.</p>
LU-7		The City encourages disclosure of potential land use compatibility issues such as noise, dust, odors, etc., in order to provide potential purchasers with complete information to make informed decisions about purchasing property.	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
LU-7- Action 1	Within two years of the adoption of this General Plan, adopt an ordinance requiring the disclosure of potential nuisance issues. This ordinance shall include a requirement that the information disclosed be reviewed and approved by the City, and that the disclosure be included in the title to the property to ensure notification of all future purchasers.	Complete.	
LU-8	Develop a fiscally sound strategy to encourage a mix of uses that meet the City's needs and provide sufficient tax base to maintain adequate community service levels. Development of new businesses expands the property tax base and increases sales tax both directly and indirectly. Ways to increase City revenues have become increasingly important as a means to ensure adequate services levels and quality of life.	On-going.	
LU-8- Action 1	Periodically study typical tax revenues generated by Elk Grove business types to determine the kinds of businesses that are fiscally advantageous to the City.	On-going. A city-wide market study was completed in December 2010.	
LU-8- Action 2	Monitor the impact of City controlled taxes to establish the level of such taxes that will attract desired businesses and to maintain them in Elk Grove.	On-going.	
LU-8- Action 3	Monitor revenues generated by different economic sectors on an ongoing basis.	On-going.	
LU-8- Action 4	Continue to evaluate and promote the desirable maximum potential build-out in each of the City's commercial and industrial areas.	On-going.	
LU-8- Action 5	Monitor land use in each commercial area with the intention of assuring that departing businesses are replaced by new uses consistent with City goals.	On-going.	
LU-9	Land uses in the vicinity of areas designated as "Heavy Industry" on the Land Use Policy Map should include transitions in intensity, buffers, or other methods to reduce potential impacts on residential uses. Buffers may include land designated for other uses, such as Light Industry, commercial, or open spaces.	On-going.	
LU-10	The City should seek to designate sufficient land in all employment-generating categories to provide a minimum 1:1 correspondence between Elk Grove's working population and jobs in categories	On-going.	

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<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
	LU-10- Action 1	Review the Land Use Policy Map, employment information, developed employment-generating uses, and other pertinent information at least bi-annually to determine whether the Map should be amended to provide additional office, retail, or industrial uses.	On-going.
<b>LAND USE POLICIES: AREAS OUTSIDE THE INCORPORATED AREA OF ELK GROVE</b>			
LU-12		The Land Use Policy Map for the Planning Area (Figure LU-2) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City's long-term vision for this area; these lands remain under the jurisdiction of Sacramento County. Except where specifically indicated, the City's land use policy for areas outside the city limits reflects the County of Sacramento's land use policy as it existed on December 31, 2002.	On-going.
LU-12- Action 1		Following the annexation of any area within the Planning Area to the City of Elk Grove, initiate any planning process necessary to implement the land uses shown in the Land Use Policy Map for the Planning Area.	Not yet initiated.
<b>LAND USE POLICIES: SPHERE OF INFLUENCE AND ANNEXATION</b>			
LU-13		The City will work with the Sacramento Local Agency Formation Commission to establish and update a Sphere of Influence, which reflects the City's near-term goals for potential additions to the corporate boundaries.	Complete. The initial Sphere of Influence (SOI) was adopted in 2001, which is coterminous with the City's boundaries. In May 2008, the City submitted a Sphere of Influence Amendment (SOIA) application to the Sacramento Local Agency Formation Commission (LAFCo) that proposes to expand the existing SOI boundary immediately south and southeast of the current boundaries. The SOIA application remains in process.
LU-14		The City shall apply the following policies to potential annexations:	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
		<ul style="list-style-type: none"> <li>• Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and provide for a contiguous development pattern.</li> <li>• Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing;</li> <li>• Annexations should: <ul style="list-style-type: none"> <li>• Constitute fiscally sound additions to the existing City.</li> <li>• Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.</li> <li>• Preserve neighborhood identities.</li> <li>• Ensure the provision of adequate municipal services.</li> <li>• Be consistent with General Plan and Community Plan land use policies.</li> <li>• Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.</li> <li>• Promote fiscally sound, efficient service boundaries.</li> </ul> </li> </ul>	
LU-15		<p>The City shall encourage annexations initiated by landowner/residents, which are consistent with the City's policies.</p> <p><b>LAND USE POLICIES: URBAN STUDY AREAS</b></p>	<p>On-going.</p> <p>The areas designated in the Planning Area as "Urban Study Areas" are envisioned as areas in which urbanization to some extent could occur, generally in compliance with the following criteria:</p> <ul style="list-style-type: none"> <li>• Development should be limited to areas outside of the 100-year floodplain.</li> <li>• Development should take place in compliance with the goals and policies of this General Plan.</li> <li>• Any study of potential land uses in these areas should be accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with ownership or jurisdiction of lands in and near the study area.</li> <li>• Any study of land uses in these areas should be</li> </ul>

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		<p>accompanied by an environmental evaluation of the potential impacts of development.</p> <ul style="list-style-type: none"> <li>Prior to the completion of land use studies, the City's policy is that County of Sacramento land use designations in effect as of December 31, 2002, are retained.</li> </ul>	
LU-16-Action 1		Work with the County of Sacramento to establish and implement a program to study the potential for these areas to support urban development.	In process. The City and County of Sacramento continue to work in collaboration to address the common interests shared between both local jurisdictions.
LU-17		Implement a comprehensive and city-wide strategy for the preservation of open space, habitat and agriculture, both inside and outside the City's existing city limits.	On-going.
LU-17-Action 1		Within 90 days of the adoption of this General Plan, staff shall bring to the City Council for its consideration options available for the strategic funding, acquisition and management of land in and proximate to the City for the purposes of preserving open space, habitat and agriculture.	On-going. The City purchased property for habitat preservation in 2007. Additional conservation easements have been deeded to the City since incorporation as well. The City is also participating in the regional effort to put the South Sacramento Habitat Conservation Plan in place within the region.
<b>LAND USE POLICY AREA: RURAL "SHELDON" AREA</b>			
LU-18		Land uses within the "Sheldon" area (generally encompassing the area designated for Rural Residential uses in the eastern portion of Elk Grove) shall be consistent with the community's rural character, emphasizing lot sizes of at least two gross acres, roadways which preserve the area's mature trees, and limited commercial services.	Complete.
<b>LAND USE POLICY AREA: ELK GROVE TRIANGLE</b>			
LU-19		Land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1 acres in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.	Complete.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
LU-19-Action 1		The City shall prepare a comprehensive plan for the Triangle Area to implement the General Plan's land use policies for this area. The comprehensive plan may be prepared in any form which provides for the efficient and proper implementation of this policy.	Complete.
<b>LAND USE POLICY AREA: OLD TOWN ELK GROVE</b>			
LU-20		Land uses and development standards in and in the vicinity of the Old Town area of Elk Grove shall be designed to protect, improve, and promote the historical character of this portion of Elk Grove.	Complete.
LU-20-Action 1		Amend and/or revise the Old Town Special Planning Area (SPA) to ensure that all of the following criteria are met: <ul style="list-style-type: none"> <li>• All of the parcels listed in the National Register as being "contributing parcels" to the federally designated Elk Grove Historic District shall be included in the Old Town SPA. The Old Town SPA shall exclude parcels which are not necessary to meet the above criteria and which contain existing land uses which are not historic and/or which have limited or no potential for contributing to the historic character of the Old Town SPA.</li> <li>• Sufficient additional area to provide a continuous boundary which includes these parcels shall also be included.</li> <li>• The Old Town SPA shall also include parcels necessary to provide logical boundaries, which meet the above criteria.</li> <li>• The Old Town SPA shall include detailed development, architectural, and land use standards intended to assist in the protection and promotion of the historical character of the Old Town area.</li> <li>• Permissible land uses in the Old Town SPA shall exclude uses that, in the judgment of the City, detract from the historic character of Old Town.</li> <li>• The SPA should provide for coordination with the City's overall economic development efforts to help maintain and improve the economic vitality of this area.</li> </ul>	Complete. An initial update to the SPA document was approved in 2005, and subsequently updated in 2010 as part of the tri-annual review.
<b>LAND USE POLICY AREA: EAST ELK GROVE</b>			
LU-21		Land uses in the East Elk Grove Policy Area shall generally conform	Complete.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
LU-22		with the uses shown in Figure LU-3. Development in the East Elk Grove Policy Area shall take place in accordance with the East Elk Grove Specific Plan.	Complete.
LU-23		The East Elk Grove Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.	Complete.
<b>LAND USE POLICY AREA: EAST FRANKLIN</b>			
LU-24		Land uses in the East Franklin Policy Area shall generally conform with the uses shown in Figure LU-4, on the following page.	Complete.
LU-25		The East Franklin Specific Plan shall designate a minimum of 64 net acres of land for development of high-density residential development.	Complete.
LU-25-Action 1		Amend the East Franklin Specific Plan to conform with the requirements of this Policy.	Complete.
LU-26		Development in the East Franklin Policy Area shall take place in accordance with the East Franklin Specific Plan.	Complete.
LU-27		The East Franklin Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.	Complete.
<b>LAND USE POLICY AREA: LAGUNA RIDGE</b>			
LU-28		Land uses in the Laguna Ridge Policy Area shall conform with the general layout of land uses shown in Figure LU-5.	Complete.
LU-29		At least four percent (4%) of the total land area within the Laguna Ridge Policy Area shall be designated for high-density residential development.	Complete.
LU-30		Development in the Laguna Ridge Policy Area shall take place under the guidance of a Specific Plan which includes: <ul style="list-style-type: none"><li>• Land use designations</li><li>• Development standards</li><li>• Infrastructure plans</li><li>• Financing plan</li></ul>	Complete.

Policy No.	Action No.	Policy/Action	Status/Implementation
LU-31		<ul style="list-style-type: none"> <li>• Design guidelines and implementation</li> <li>• The Laguna Ridge Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.</li> </ul>	Complete.
LU-32		<p><b>LAND USE POLICY AREA: SOUTHEAST POLICY AREA</b></p> <p>The following general criteria shall apply to the Southeast Policy Area as shown on the Land Use Policy Map and in Figure LU-6:</p> <ul style="list-style-type: none"> <li>• Land uses in this area shall include a mix of residential densities, commercial, and office uses, as shown in Figure LU-6.</li> <li>• The Southeast Policy Area, exclusive of the Souza property (described below) shall include a minimum of 4% (four percent) of the total land area designated for high-density residential development.</li> <li>• Within the "Souza" property (as shown on Figure LU-6), land uses shall consist of residential and, if determined appropriate, commercial and office uses. The Souza property shall include a minimum of 22 net acres of land designated for high-density residential development.</li> <li>• The area south of the Souza Property shall be designated for Office uses, along with office-supporting retail uses if determined necessary by the City.</li> <li>• Development in the Southeast Area shall not occur until a comprehensive master plan has been prepared which includes (but is not limited to) the detailed designation of land uses, a master plan of infrastructure and financing, and the phasing of infrastructure for the entire Southeast Policy Area.</li> <li>• No portion of the Southeast Policy Area may be planned as a separate project prior to the completion of a comprehensive master plan, which may be in form of a Specific Plan, a Special Planning Area, or similar comprehensive plan for the entire Southeast Policy Area.</li> </ul>	Not yet initiated.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
<b>LAND USE POLICIES: SOUTH POINTE POLICY AREA</b>			
LU-33		<p>The following general criteria shall apply to the South Pointe Policy Area as shown in Figures LU-1 and LU-6:</p> <ul style="list-style-type: none"> <li>• Land uses in this area shall consist of a mix of low and medium density residential and multi-family residential development, along with supporting land uses such as parks and school.</li> <li>• At least 5.5 percent (5.5%) of the total land area shall be designated high-density residential development.</li> <li>• Development of this area shall take place through a comprehensive planning process.</li> </ul>	Complete.
<b>LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES</b>			
LU-34		<p>The Land Use Policy Map does not establish the development potential of properties within Elk Grove. Land uses which may occur on any given parcel or in any project shall also be based on physical constraints and other City policies.</p>	On-going.
<b>LAND USE POLICIES: URBAN DESIGN</b>			
LU-35		<p>The City of Elk Grove shall require that new development—including commercial, office, industrial, and residential development—is of high quality and reflects the City's desire to create a high quality, attractive, functional, and efficient built environment.</p>	On-going.
LU-35-Action 1		<p>Prepare and adopt Design Guidelines for residential and non-residential development.</p>	Complete.
LU-35-Action 2		<p>The Design Guidelines shall include a provision to minimize the use of reflective materials in building design in order to reduce the potential impacts of daytime glare.</p>	Complete.
LU-35-Action 3		<p>The Citywide Design Guidelines shall include provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky glow conditions.</p>	Complete.
LU-36		<p>Signs should be used primarily to facilitate business identification, rather than the advertisement of goods and services. Sign size limits and locations should be designated consistent with this policy.</p>	Complete.
LU-36-		<p>Amend the City's Sign Regulations to conform with this policy.</p>	Complete.

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<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
LU-37	Action 1	adjusting maximum sign sizes, heights, etc. Require the construction of "City of Elk Grove" signage and landscape treatments at major entrances to the city.	On-going.
LU-37-Action 1		Develop an Entry Monument Master Plan which identifies the location of City entry statements and provides guidelines for the design of these features and their implementation, including funding.	Complete.
LU-38		Reduce the unsightly appearance of overhead and aboveground utilities.	On-going.
	LU-38-Action 1	To the extent possible, new utility facilities should be located underground. Facilities to be placed underground should include electrical transformers (where consistent with the guidelines of the electrical utility), water backflow preventers, and similar items.	On-going.
	LU-38-Action 2	Require that development on sites with existing overhead utilities be required to place these facilities underground where consistent with the guidelines of the electrical utility.	On-going.
<b>LAND USE POLICIES: INTERAGENCY COORDINATION</b>			
LU-39		The City shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.	On-going.
	LU-39-Action 1	As part of the annual budget process, provide for staff time to attend meetings and participate in coordinating activities.	On-going.
<b>LAND USE POLICIES: HIGH DENSITY RESIDENTIAL</b>			
LU-40		Between 10 and 15 acres (net) within APN 116-0012-047, -050, and -059 located on the south side of Sheldon Road, east of Bruceville Road, and north of Big Horn Boulevard shall be designated high density residential development.	Not yet initiated.
<b>Noise Element</b>			
NO-1		New development of the uses listed in Table NO-C shall conform with the noise levels contained in that Table. All indoor and outdoor areas shall be located, constructed, and/or shielded from noise sources in order to achieve compliance with the City's noise standards.	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
NO-2		Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table NO-C or the performance standards of Table NO-A, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	On-going.
NO-3		Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table NO-A as measured immediately within the property line of lands designated for noise-sensitive uses.	On-going.
NO-3-Action 1		Limit construction activity to the hours of 7 a.m. to 7 p.m. whenever such activity is adjacent to residential uses.	On-going. The Noise Standards previously provided in Section 23.60.040 of the Zoning Code was repealed and relocated to Title 6 of the Municipal Code (Health and Sanitation).
NO-3-Action 2		Consider limiting the hours of operation for loading docks, trash compactors, and other noise-producing uses in commercial areas which are adjacent to residential uses.	On-going. The Noise Standards previously provided in Section 23.60.040 of the Zoning Code was repealed and relocated to Title 6 of the Municipal Code (Health and Sanitation).
NO-3-Action 3		The City shall require that stationary construction equipment and construction staging areas be set back from existing noise-sensitive land uses.	On-going.
NO-4		Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table NO-A at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are shown in Table NO-B.	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
NO-5		Noise created by the construction of new transportation noise sources (such as new roadways or new light rail service) shall be mitigated so as not to exceed the levels specified in Table NO-C at outdoor activity areas or interior spaces of existing noise-sensitive land uses.	On-going.
NO-6		<p>It is anticipated that roadway improvement projects (such as widening of existing roadways) will be needed to accommodate build-out of the General Plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained in Table NO-C. Therefore, the following criteria shall be used as a test of significance for roadway improvement projects which are not directly tied to a development project:</p> <ul style="list-style-type: none"> <li>Where existing traffic noise levels are less than 60 dB L<sub>dn</sub> at the outdoor activity areas of noise-sensitive uses, a +5 dB L<sub>dn</sub> increase in noise levels due to roadway improvement projects will be considered significant; and</li> <li>Where existing traffic noise levels range between 60 and 65 dB L<sub>dn</sub> at the outdoor activity areas of noise-sensitive uses, a +3 dB L<sub>dn</sub> increase in noise levels due to roadway improvement projects will be considered significant; and</li> <li>Where existing traffic noise levels are greater than 65 dB L<sub>dn</sub> at the outdoor activity areas of noise-sensitive uses, a +1.5 dB L<sub>dn</sub> increase in noise levels due to roadway improvement projects will be considered significant.</li> </ul>	On-going.
NO-7		The City shall not require the installation of soundwalls in front yard areas to reduce noise to acceptable levels in residential areas which were originally constructed without soundwalls. The City shall emphasize other methods to reduce noise levels in these situations.	On-going.
NO-7-Action 1		Consider adopting a citywide noise reduction program to reduce traffic and other noise levels citywide.	On-going.
NO-8		Where noise mitigation measures are required to achieve the	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
		standards of Tables NO-A and NO-C, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures—including the use of distance from noise sources—have been integrated into the project.	
NO-9		Where soundwalls or noise barriers are constructed, the City shall strongly encourage and may require the use of a combination of berms and walls to reduce the apparent height of the wall and produce a more aesthetically appealing streetscape.	On-going.
<b>Parks, Trails, and Open Space Element</b>			
<b>PARKS, TRAILS, AND OPEN SPACE POLICIES: PARKS AND TRAILS</b>			
PTO-1		The City of Elk Grove supports the development, maintenance, and enhancement of parks and trails serving a variety of needs at the neighborhood, area, and citywide level. The City may seek to accomplish the provision of parks and trails in cooperation with the Elk Grove Community Services District.	On-going.
PTO-1-Action 1		As part of the review of development projects, ensure that public parks and trails are provided which meet the City's criteria and which implement the City's Parks and Trails Master Plan.	On-going. Implemented as part of project processing and review of individual development applications.
PTO-2		The City specifically supports the provision of parkland at a rate which exceeds the levels historically (prior to adoption of this General Plan) provided in Elk Grove. Parks shall be provided which meet community needs and desires.	On-going.
PTO-2-Action 1		The City shall conduct a "nexus study" to determine the demand for parkland in the city and the reasonable relationship between the demand and the type of development project to support the imposition of parkland dedication and/or fees.	Although a citywide nexus study has not been completed, the City did prepare a nexus study for the Laguna Ridge Specific Plan that resulted in the City Council adopting the Laguna Ridge Supplemental Park Fee in September 2011.
PTO-2-Action 2		To the extent consistent with applicable state law, the City shall develop criteria defining the types of parks and trails to be developed, including criteria defining desired:	The Cosumnes Community Services District and the City have mutually agreed to implement the

Policy No.	Action No.	Policy/Action	Status/Implementation
		<ul style="list-style-type: none"> <li>• Park types and sizes</li> <li>• Park facilities by type</li> <li>• Locational criteria</li> <li>• Spacing</li> <li>• Trails and related facilities by type and function.</li> </ul>	<p>comprehensive Parks and Recreation Master Plan that was updated and finalized in September 2009. The comprehensive Master Plan provides the framework for the future development and management of parks, recreation facilities, and open space in Elk Grove. The development of the City's trail system is guided by the Elk Grove Trails Master Plan which was adopted in January 2007.</p> <p>Complete (see above).</p>
	PTO-2-Action 3	<p>The City shall adopt a comprehensive Parks and Trails Master Plan which provides information on parks criteria, planned parks, and off-street recreational, walking, equestrian, and multi-use trails. Prior to the adoption of the parks standards and the Parks and Trails Master Plan, the City shall require the provision of parks as part of development projects to implement the City's parkland standards. The size, location, and facilities provided in these parks may be determined on a case-by-case basis.</p>	<p>Funding for maintenance of parks and/or trails shall be assured to the City's satisfaction prior to the approval of any Final Subdivision Map which contains or contributes to the need for a public parks and facilities.</p> <p>On-going.</p>
PTO-3	PTO-3-Action 1	<p>The City shall pursue the implementation of funding mechanisms to provide for the long-term maintenance of parks and/or trails in those instances where funding is not available from other sources. Such mechanisms may include local or regional assessment districts, homeowners associations, or other methods as determined appropriate by the City.</p>	<p>Not yet initiated.</p>
PTO-4		<p>New residential developments may be required to, at a minimum, provide parks consistent with the Quimby Act (CA Govt. Code Section 6647), through land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents. Land dedication and/or payment of in-lieu fees shall be required consistent with state law. Land dedication and/or</p>	<p>On-going.</p>

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		fees may be required pursuant to other policies in this Element with or without the use of the authority provided in the Quimby Act, or in combination with the Quimby Act and other legal authority.	
PTO-4-Action 1		The City shall adopt standards designating which types of lands shall be considered "parks" for the purpose of implementing Quimby Act requirements.	Not yet initiated.
PTO-5		The City encourages the Elk Grove Community Services District to develop self-supporting recreation programs for those activities that go beyond providing for basic recreation needs. Examples include outdoor and indoor sports complexes, aquatic centers, and community centers. The City may also develop and operate such programs independently.	On-going.
PTO-6		The City encourages park development adjacent to school sites and the formation of joint use agreements between school and park districts.	On-going.
PTO-6-Action 1		During the review of proposed development projects, comment to the Elk Grove Community Services District and the Elk Grove Unified School District to encourage location of schools adjacent to parks.	On-going.
PTO-7		The trails system in Elk Grove should provide for connectivity, so that all trails are linked to the extent possible for greater use as recreational and travel routes. The following features should be included in the trails system in Elk Grove:	On-going.
		<ul style="list-style-type: none"> <li>• Trails should link residential areas with parks, commercial and office areas, and other destinations.</li> <li>• Trails along major roadways should avoid meanders or other design features which make bicycle use less convenient or safe.</li> <li>• Trails should be located off-street to the extent possible.</li> <li>• Easements such as access roads should be placed in joint use as trails.</li> </ul>	
PTO-8		The City's desired trails system is shown in Figure PTO-2. Flexibility shall be considered when making decisions on specific trail locations within projects, so long as the trails shown in figure PTO-2 are implemented and other policies (such as connectivity) are	On-going.

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		incorporated in the trails system.	On-going.
PTO-8-	Action 1	As part of the review of development projects, ensure that trails are provided which meet the City's criteria and which implement the City's desired trails plan.	On-going.
PTO-9		Funding for maintenance of City trails shall be assured prior to the approval of any project which contains a City-owned trail.	On-going.
PTO-10		Trailheads should be provided at appropriate locations to provide safe starting points on the trails system for equestrians, cyclists, and pedestrians.	On-going.
PTO-10-	Action 1	Develop standards for locations, including sufficient space for the off-street parking of equestrian trailers and vehicles.	Not yet initiated.
PTO-10-	Action 2	To the extent possible, coordinate with the Elk Grove CSD in the review of projects containing trails.	On-going. Implemented as part of project processing and review of individual development applications.
PTO-11		Trails which parallel streams should be primarily located beyond the riparian corridor and wetlands to minimize wildlife impacts and shall be restricted to non-motorized traffic.	On-going.
PTO-12		Trails should be designed with the safety of users and adjacent property owners in mind. To the extent possible, the bicycle trails system should provide safe, off-street options suitable for use by children and less-experienced riders.	On-going.
PTO-12-	Action 1	Involve the Elk Grove Police Department in the review of proposed trail locations and designs.	On-going. Implemented as part of project processing and review of individual development applications.
PTO-13		Recreational trails should not be placed adjacent to or on farmland if feasible alternative routes exist elsewhere in the vicinity. However, if no other feasible routes exist, trail facilities should be designed in cooperation with adjacent property owners to minimize adverse impacts on farming practices.	On-going.
PTO-14		The City supports the use of volunteers and community groups to provide maintenance and safety patrols on trails.	On-going.
<b>PARKS, TRAILS, AND OPEN SPACE POLICIES: OPEN SPACE</b>			
PTO-15		The City views open space lands of all types as important resource which should be preserved in the region, and supports the	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		<p>establishment of multi-purpose open space areas to address a variety of needs, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Maintenance of agricultural uses;</li> <li>• Wildlife habitat</li> <li>• Recreational open space</li> <li>• Aesthetic benefits</li> <li>• To the extent possible, lands protected in accordance with this policy should be in proximity to Elk Grove, to facilitate use of these areas by Elk Grove residents, assist in mitigation of habitat loss within the city, and provide an open space resource close to the urbanized areas of Elk Grove Flood control.</li> </ul>	
	PTO-15-Action 1	Consider the establishment of a citywide fee and/or assessment system which would provide funding for the purchase of open space land or easements and the maintenance of these areas.	Not yet initiated.
	PTO-15-Action 2	Work with the County of Sacramento and other resource agencies to develop a regional open space plan which provides for multiple uses of open space (e.g., agriculture and wildlife foraging).	Not yet initiated. However, the City is a partner in the proposed South Sacramento Habitat Conservation Plan, which potentially can provide certain educational uses on open space lands.
	PTO-15-Action 3	Consider using funds collected under existing (2003) fee programs (e.g., Swainson's Hawk mitigation and East Franklin Specific Plan agricultural mitigation) to fund this expanded open space program.	Not yet initiated.
PTO-16		Stream corridors, floodways, electrical transmission corridors, and similar features shall be considered for inclusion in the citywide trails and open space system.	On-going.
	PTO-16-Action 1	Involve the Elk Grove CSD in the identification of appropriate open space and trails corridors which could be identified in this General Plan and the Elk Grove CSD's Master Plan.	On-going.
PTO-17		The City encourages the creation of a regional trail/open space system which links the Cosumnes River with the Sacramento River	On-going.

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		and provides for trail connections between Elk Grove and these open space areas. The City's vision for regional open space and trails is shown in Figure PTO-1 and in the "Planning Area Land Use Concept" in the Land Use Element of this General Plan.	
PTO-17- Action 1		Within the Cosumnes River floodplain, the City will encourage the dedication or acquisition of easement or fee title for trails as part of an overall trail system linking the Cosumnes and Sacramento rivers. Note: This policy affects lands within the planning area but outside of the 2002 city limits only.	Not yet initiated.
PTO-18		To the extent possible, retain natural drainage courses in all cases where preservation of natural drainage is physically feasible and consistent with the need to provide flood protection.	On-going.
<b>Public Facilities and Finance Element</b>			
<b>PARKS, TRAILS, AND OPEN SPACE POLICIES: OPEN SPACE</b>			
PF-1		Except when prohibited by state law, the City shall require that sufficient capacity in all public services and facilities will be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.	On-going.
PF-1- Action 1		Consider participating in efforts to develop regional water solutions, such as the Water Forum.	On-going.
<b>PUBLIC FACILITIES AND FINANCE POLICIES: WATER SERVICE</b>			
PF-3		Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.	On-going.
PF-3- Action 1		The following shall be required for all development projects, excluding subdivisions: <ul style="list-style-type: none"> <li>An assured water supply and delivery system shall be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.</li> </ul>	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
		<ul style="list-style-type: none"> <li>All required water infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.</li> </ul>	On-going.
PF-3-Action 2	The following shall be required for all subdivisions to the extent permitted by state law:	<ul style="list-style-type: none"> <li>Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.</li> <li>The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects that have received commitments for water service.</li> <li>Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.</li> <li>Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.</li> </ul>	On-going.
PF-4	The City shall require new utility infrastructure for electrical, natural gas and other infrastructure services avoid sensitive resources, be		On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-ways or existing utility easements, feasible.	On-going.
PF-5		The City supports the use of reclaimed water for irrigation wherever feasible.	On-going.
PF-6		The City shall seek to protect the quality and quantity of groundwater resources, including those which serve households and businesses which rely on private wells.	On-going.
PF-7		The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.	On-going.
<b>PUBLIC FACILITIES AND FINANCE POLICIES: SEWER SERVICE</b>			
PF-8		Sewage conveyance and treatment capacity shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.	On-going.
PF-8-Action 1		The following shall be required for all development projects, excluding subdivisions: <ul style="list-style-type: none"> <li>• Sewer/wastewater treatment capacity shall be available at the time of project approval.</li> <li>• All required sewer/wastewater infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction.</li> </ul>	On-going.
PF-8-Action 2		The following shall be required for all subdivisions to the extent permitted by state law: <ul style="list-style-type: none"> <li>• Sewage/wastewater treatment capacity shall be available at the time of tentative map approval.</li> <li>• The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment.</li> <li>• Onsite and offsite sewage conveyance systems required</li> </ul>	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		<p>to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act</p> <ul style="list-style-type: none"> <li>• Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City and subject to approval by the City.</li> </ul>	On-going.
PF-9		Development along corridors identified by sewer providers in their Master Plans as locations of future sewerage conveyance facilities shall incorporate appropriate easements as a condition of approval.	On-going.
PF-10		The City shall strongly discourage the extension of sewer service into any area designated for Rural Residential land uses. Sewers shall not be used to accommodate lot sizes smaller than 2 (two) gross acres in the Rural Residential area, and lot sizes shall be large enough to accommodate septic systems. This policy shall not be construed to limit the ability of any sewer agency to construct "interceptor" lines through or adjacent to the Rural Residential area, provided that no "trunk" or service lines are provided within the Rural Residential area.	On-going.
PF-11		The installation of "dry sewers" shall not be required as a condition of approval of development in the Rural Residential land use category.	On-going.
PF-12		To reduce the potential for health problems and groundwater contamination resulting from the use of septic systems, the City shall take the following actions.	Not yet initiated.
PF-12-Action 1		The City shall prepare and implement a public information campaign aimed at homeowners in areas with septic systems on the proper design, use, and care of septic systems.	Not yet initiated.
PF-13		Residential development on lots smaller than two (2) gross acres shall be required to connect to public sewer service. This policy shall not apply to lots smaller than 2 gross acres in the Rural	On-going.

<b>Policy No.</b>	<b>Action</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		Residential land use category which existed as legal lots as of the date of adoption of this General Plan; these lots shall not be required to connect to public sewer service as a condition of development.	
PF-14		Independent community sewer systems may not be established for new development.	On-going.
<b>PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC LIBRARIES</b>			
PF-15		The City shall cooperate with the County of Sacramento in the planning and implementation of future library facilities and facility expansions in Elk Grove.	On-going.
<b>PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC SCHOOLS</b>			
PF-16		Specific plans shall identify all existing and planned school sites and should include guidelines and conceptual examples for incorporating new schools into overall neighborhood design.	On-going.
PF-17		<p>While recognizing that school siting and development are not within the jurisdiction of the City to control, the City strongly encourages the School District to consider the following criteria:</p> <ul style="list-style-type: none"> <li>• Traffic impacts on nearby roadways are addressed and mitigated to meet City standards for level of service.</li> <li>• Schools should serve as a focal point of neighborhood activity and be interrelated with churches, parks, greenways and off-street paths whenever possible.</li> <li>• Almost all residences will be within walking distance of a school (one mile or less) and all residences are within two miles of a school whenever possible.</li> <li>• New schools are adjacent to neighborhood and community parks whenever possible and designed to promote joint use of appropriate facilities.</li> <li>• New schools should link with trails, bikeways, and pedestrian paths wherever possible.</li> </ul>	On-going.
PF-18		The City supports state legislative efforts to secure additional state funding for school construction and ensure maintenance of local district priorities for funds in the state school bond program.	On-going.
<b>PUBLIC FACILITIES AND FINANCE POLICIES: FINANCING AND PHASING OF PUBLIC FACILITIES</b>			
PF-19		Public facilities should be phased in a logical manner which avoids	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		<p>“leapfrog” development and encourages the orderly development of roadways, water and sewer, and other public facilities. The City shall not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities. Interim facilities may be used only if specifically approved by the City Council.</p>	On-going.
PF-20		<p>The City shall require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms in order to provide for the completion of required major public facilities at their full planned widths or capacities in one phase. For the purposes of this policy, “major” facilities shall include the following:</p> <ul style="list-style-type: none"> <li>• Any roadway of a collector size or above, including any roadway shown on the Circulation Plan in this General Plan.</li> <li>• All wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project.</li> <li>• All sewer trunk and interceptor lines and treatment plants or treatment plant capacity.</li> </ul> <p>The City shall use its financial capacity to facilitate implementation of this policy if necessary, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Issuing bonds,</li> <li>• Using City funds directly, with repayment from future development fees</li> <li>• Fee programs</li> <li>• Developer financing</li> </ul>	<p>On-going.</p> <p>On-going.</p>
PF-21		New development shall fund its fair share portion of its impacts to all public facilities and infrastructure as provided for in state law.	On-going.
PF-22		Infrastructure financing plans which specify the extent, timing and estimated cost of all necessary infrastructure shall be required for the approval of urban uses in the Laguna Ridge and Southeast Policy Areas, as defined in this General Plan. The resulting financing mechanisms shall be implemented prior to the development of	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
PF-23		urban uses.	On-going.
PF-24		<p>The City will coordinate with independent public service providers, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies.</p> <p>Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:</p> <ul style="list-style-type: none"> <li>• Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.</li> <li>• Right of way acquisition, design, engineering, environmental compliance, and construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. (Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)</li> <li>• Drainage and other facilities related to new roadway construction.</li> <li>• Installation of landscaped medians and streetscaping where appropriate.</li> <li>• Installation of sidewalks or other facilities where needed to provide safe passage for pedestrians.</li> </ul>	On-going.
PF-25		<p>Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:</p> <ul style="list-style-type: none"> <li>• Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.</li> <li>• Right of way acquisition and design/engineering/environmental compliance/ construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. (Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)</li> </ul>	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
Safety Element			
PF-26		<ul style="list-style-type: none"> <li>• Drainage and other facilities related to new roadway construction.</li> <li>• Installation of landscaped medians and streetscaping where appropriate.</li> </ul> <p>Fee programs and/or other finance mechanisms shall be reviewed regularly to ensure that sufficient funding will be available to construct all required facilities.</p> <p>To minimize damage to roadways and to reduce inconvenience to residents and businesses, the City shall seek to ensure that all utilities located in roadways are installed in a single operation. Multiple installations in which separate utilities are installed at different times and/or in different trenches, are specifically discouraged.</p>	<p>On-going.</p>
PF-26-Action 1		<p>Work with utility providers to coordinate the installation or upgrading of utilities and eliminate multiple trenching of city streets.</p>	<p>On-going.</p>
SA-1		<p>The City will seek to maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in Elk Grove.</p>	<p>On-going.</p>
SA-2		<p>In considering the potential impact of hazardous facilities on the public and/or adjacent or nearby properties, the City shall consider the hazards posed by reasonably foreseeable events. Evaluation of such hazards shall address the potential for events at facilities to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage. The potential hazardous physical effects of an event need not be considered if the occurrence of an event is not reasonably foreseeable as defined in Policy SA-3. Absent substantial evidence to the contrary, a "hazardous physical effect" from an event shall be a level of exposure to a hazardous physical effect in excess of the levels identified in Policy SA-4.</p>	<p>On-going.</p>
SA-3		<p>For the purpose of implementing Policy SA-2, the City considers an event to be "reasonably foreseeable" when the probability of the</p>	<p>On-going.</p>

Policy No.	Action No.	Policy/Action	Status/Implementation
	SA-3- Action 1	As part of the environmental review process for proposed projects, the City shall analyze potential safety-related impacts resulting from or affecting new development which could cause or be affected by reasonably foreseeable events. This analysis shall include the potential for events to occur at the facility, and the potential for hazardous physical effects to result from such events with respect to the hazards listed in Table SA-A.	On-going. Implemented as part of project processing and review of individual development applications.
	SA-3- Action 2	The City shall maintain a database which records, in maps and text, the identified off-site hazards from any reasonably foreseeable events at hazardous facilities in Elk Grove, and shall make this information available to the public.	On-going.
SA-4		The Maximum Acceptable Exposure standards shown in Table SA-A shall be used in determining the appropriateness of either:  (1) Placing a use near an existing hazardous facility which could expose the new use to hazardous physical effects, or (2) Siting a hazardous facility that could expose other nearby uses to hazardous physical effects.  Absent substantial evidence to the contrary, the placement of land uses that do not meet the Maximum Acceptable Exposure standards shall be considered to result in a significant, adverse impact for the purposes of CEQA analysis.	On-going.
SA-5		The City will cooperate with other local, regional, state, and federal agencies, and with rail carriers in an effort to secure the safety of all residents and businesses in Elk Grove.	On-going.
SA-5- Action 1		Establish an Emergency Operations Center (EOC) to coordinate and direct overall emergency response operations. The establishment of the EOC should be coordinated with the Elk Grove Police Department, appropriate City departments, the Elk Grove CSD Fire District, and the County Sheriff's Department.	Completed in 2007 and on-going.
SA-5- Action 2		Establish an emergency response organization consisting of representatives from the Elk Grove Police Department, City departments, the Elk Grove CSD Fire Department, County agencies, utility agencies, schools, and the public.	Completed in 2007 and on-going.
SA-5-		Participate in State mutual aid agreements with neighboring cities	Completed in 2007 and on-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
	Action 3	and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.	On-going.
	SA-5- Action 4	Participate in the Standard Emergency Management System.	On-going.
	SA-5- Action 5	Comply with the State of California Emergency Services Act.	On-going.
SA-6		Consider developing and adopting a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.	Not yet initiated.
<b>SAFETY POLICIES: ACCIDENTAL RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES</b>			
SA-7		The City of Elk Grove will work to identify and eliminate hazardous waste releases from both private companies and public agencies.	On-going.
SA-8		Storage of hazardous materials and waste shall be strictly regulated, consistent with state and federal law.	On-going.
SA-8- Action 1		Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.	On-going.
SA-8- Action 2		Secondary containment and periodic examination shall be required for all storage of hazardous and toxic materials, consistent with the requirements of state or federal law.	On-going.
SA-8- Action 3		As part of the review and approval of development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.	On-going.
SA-8- Action 4		Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search shall require that the site and surrounding area be reviewed, tested, and remediated for potential hazardous materials in accordance with	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
SA-9		all local, state, and federal regulations. The City shall seek to ensure that all industrial facilities are constructed and operated in accordance with up-to-date safety and environmental protection standards.	On-going.
SA-9-Action 1		Support continued enforcement of permitting requirements for radioactive materials, and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.	On-going.
SA-10		Industries which store and process hazardous or toxic materials shall provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the City of Elk Grove.	On-going.
SA-10-Action 1		Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. To the extent feasible, uses requiring substantial transport of hazardous materials should be located to direct such traffic away from the city's residential and commercial areas.	On-going.
<b>SAFETY POLICIES: TRANSPORT OF HAZARDOUS MATERIALS</b>			
SA-11		Support continued coordination with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, the Sacramento County Department of Environmental Health Services, the Elk Grove CSD Fire District, the Sheriff's Department, and other appropriate agencies in hazardous materials route planning and incident response.	On-going.
SA-11-Action 1		Assist all appropriate state and federal agencies which regulate the transport of vehicles carrying hazardous materials through the city.	On-going.
SA-11-Action 2		Request that state and federal agencies with responsibilities for regulating the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.	Not yet initiated.
<b>SAFETY POLICIES: DRAINAGE AND FLOODING</b>			
SA-12		The City opposes the construction of flood control facilities that would alter or reduce flows in the Cosumnes River and supports	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		retention of the Cosumnes River floodplain in non-urban uses consistent with location in an area subject to flooding.	
SA-13		The City shall require that all new projects not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas.	On-going.
SA-14		The City shall give priority to the designation of appropriate land uses in areas subject to flooding to reduce risks to life and property. Construction of new flood control projects shall have a lower priority, unless land use controls (such as limiting new development in flood-prone areas) is not sufficient to reduce hazards to life and property to acceptable levels.	On-going.
SA-15		Development shall not be permitted on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or updated mapping acceptable to the City of Elk Grove. Potential development in areas subject to flooding may be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.	On-going.
SA-16		A buildable area outside the 100-year floodplain must be present on every residential lot sufficient to accommodate a residence and associated structures. Fill may be placed to create a buildable area only if approved by the City and in accordance with all other applicable policies and regulations.	On-going.
		The use of fill in the 100-year floodplain to create buildable area is strongly discouraged, and shall be subject to review to determine potential impacts on wildlife, habitat, and flooding on other parcels.	
SA-17		Vehicular access to the buildable area of all parcels must be at or above the 10-year flood elevation.	On-going.
SA-18		Creation of lots whose access will be inundated by flows resulting from a 10-year or greater storm shall not be allowed. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.	On-going.

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<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
SA-19		Discourage the number of crossings of natural creeks in order to reduce potential flooding and access problems.	On-going.
SA-19-Action 1		Lots or parcels which will contain two or more buildable areas on both sides of a creek or floodplain shall be discouraged. See the figure below.	On-going.
SA-20		Parcels should not be created on which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.	On-going.
SA-21		Where necessary due to clear dangers to life or property, the City will support the construction of flood control projects.	On-going.
SA-21-Action 1		The City will participate through the Sacramento Area Flood Control Agency in obtaining federal authorization for construction of a backbone flood control project along the Sacramento River and the immediate connection of local internal streams to this river.	On-going.
SA-21-Action 2		The City will continue local efforts that encourage implementation of the Federal Flood Insurance Program.	On-going.
SA-21-Action 3		The City will participate with the City of Sacramento, the Army Corps of Engineers and other Federal, State and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in Elk Grove.	On-going.
SA-22		New and modified bridge structures shall not cause an increase in water surface elevations of the 100-year floodplain exceeding one foot, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.	On-going.
SA-23		The City shall require all new urban development projects to incorporate runoff control measures to minimize peak flows of runoff and/or assist in financing or otherwise implementing Comprehensive Drainage Plans.	On-going.
SA-23-Action 1		As part of the review of development projects, ensure that runoff control measures are planned and provided.	On-going.
SA-24		Drainage facilities should be properly maintained to ensure their proper operation during storms.	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
<b>SAFETY POLICIES: GEOLOGIC AND SEISMIC HAZARDS</b>			
SA-25		The City supports efforts by Federal, State, and other local jurisdictions to investigate local seismic and geological hazards and support those programs that effectively mitigate these hazards.	On-going.
SA-26		The City shall seek to ensure that new structures are protected from damage caused by geologic and/or soil conditions.	On-going.
SA-26-Action		Require that a geotechnical report or other appropriate analysis be conducted to determine the shrink/swell potential and stability of the soil for public and private construction projects and identifies measures necessary to ensure stable soil conditions.	On-going.
<b>SAFETY POLICIES: RAILROAD CROSSINGS</b>			
SA-27		The City shall initiate as well as cooperate in improvements at existing railroad-at-grade crossings to improve public safety. This may include construction of grade-separated crossings and other appropriate safety features.	On-going.
SA-28		The City shall take all appropriate measures to ensure that railroad crossings in Elk Grove are made as safe as possible.	On-going.
SA-28-Action 1		The City will coordinate with the railroads operating in Elk Grove to ensure that all appropriate safety measures are implemented in their operations in the city.	On-going.
SA-28-Action 2		The City will seek to improve the safety at rail crossings by continuing to investigate improvements in crossing gates and warning devices.	On-going.
SA-28-Action 3		The City will make available information on railroad crossing safety at City Hall and on the City's web site to encourage safe practices by Elk Grove residents and businesses.	On-going.
<b>SAFETY POLICIES: POLICE PROTECTION</b>			
SA-29		The City shall regularly monitor and review the level of police staffing provided in Elk Grove, and ensure that sufficient staffing and resources are available to serve local needs.	On-going.
SA-30		Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property when feasible.	On-going.

Policy No.	Action No.	Policy/Action	Status/Implementation
SAFETY POLICIES: DESIGN OF SITES AND BUILDINGS			
SA-31		<p><b>Natural Surveillance</b> A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nightime lighting.</p> <p><b>Territorial Reinforcement</b> Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and 'CPTED' fences.</p> <p><b>Natural Access Control</b> A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.</p> <p><b>Target Hardening</b> Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.</p>	On-going.
SA-32		<b>SAFETY POLICIES: FIRE PROTECTION</b> Cooperate with the Elk Grove Community Services District (EGCSD) Fire Department to reduce fire hazards, assist in fire suppression,	On-going.

<b>Policy No.</b>	<b>Action No.</b>	<b>Policy/Action</b>	<b>Status/Implementation</b>
		and promote fire safety in Elk Grove.	
	SA-32- Action 1	Review new development for adequate water supply and pressure, fire hydrants, and access to structures by firefighting equipment and personnel.	On-going. Implemented as part of project processing and review of individual development applications.
	SA-32- Action 2	Review projects for compliance with the Fire Code as part of the building permit process.	On-going. Implemented as part of project processing and review of individual development applications.
	SA-32- Action 3	Work with the EGCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.	On-going.
	SA-32- Action 4	Require, where appropriate, on-site fire suppression systems for all new commercial and industrial development to reduce the dependence on fire department equipment and personnel.	On-going.
	SA-32- Action 5	The City shall continue to maintain, periodically update, and test the effectiveness of its Emergency Response Plan.	On-going.
	SA-32- Action 6	The City shall require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.	On-going.
	SA-32- Action 7	Work with the EGCSD Fire Department to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.	On-going.

## Housing Element Annual Progress Report

### Overview

In an effort to address state-wide housing needs, the State of California requires regions to address housing issues and need based on future growth projections for the area. The Department of Housing and Community Development (HCD) allocates regional housing needs numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan (RHNP) for the Amador area is developed by the Sacramento Area Council of Governments, and allocates to cities and the unincorporated counties their “fair share” of the region’s projected housing needs, or the Regional Housing Needs Allocation (RHNA). The needs plan allocates the needs allocation based on household income groupings over the planning period.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

State law requires the City to identify its progress in meeting its share of the regional housing needs allocation and to identify local efforts to remove governmental constraints to housing. The City’s General Plan Housing Element identifies solutions to meeting these objectives and reflects the Regional Needs Plan and Regional Housing Needs Allocation for the Sacramento region.

### Regional Housing Needs Plan

The Sacramento Area Council of Governments, along with the City and the other jurisdictions in the region, has prepared a Regional Housing Needs Plan (RHNP) for the 2006-2013 planning period. The RHNP identified a total of dwelling units as the City’s “fair share” of the regional needs total. The table below identifies the breakdown of this number for each of the four income categories covered by the RNHP for the City.

Income Category	RHNA
Extremely Low Income	1,697
Very Low Income	1,697
Low Income	2,240
Moderate Income	2,047
<b>SUBTOTAL AFFORDABLE UNITS</b>	<b>7,681</b>
Above Moderate	3,633
<b>TOTAL</b>	<b>11,314</b>

The attached tables (Tables A and B) list the number of dwellings constructed to date under the current RHNA, as required by HCD.

### Housing Element Program Implementation

State law requires the City to complete a specific review of the implementation of the programs in the Housing Element. The attached tables (Table C) list out each of the programs in the Housing Element and indicate the timeframe to complete the program and the City’s efforts to date. As the table shows, the City is on track with implementation of its Housing Element.

**Removal of Governmental Constraints to Housing**

The Housing Needs Assessment of the General Plan states that the development standards for residential development in the City do not constrain the development of new housing or affordable housing. It identifies significant constraints as generally being non-governmental, including high land and construction costs, lack of gap funding for affordable projects, and a variety of other market factors.

In 2011, the City completed a major update to its zoning regulations. This update involved numerous development standards for residential development and accomplished the programs outlined as code amendments in the Housing Element.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4	5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner E=Employee	Affordability by Household Income Very Low-Income Low-Income Moderate-Income Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	See Instructions	
Ridge Apartments	5+	R	103	100	0	1	204	0	CDLAC, TCAC, Regulatory ag.	
Vintage at Laguna II	5+	R	23	45	0	1	69	69	CDLAC, TCAC, Regulatory ag.	
(9) Total of Moderate and Above Moderate from Table A3				76	191	267				
(10) Total by income Table A/A3	▲	▲	126	145	7	193	540	69		
(11) Total Extremely Low-Income Units*	▲	▲								

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

**Table A2**

**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income			(4) The Description should adequately document how each unit complies with Subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	
(1) Rehabilitation Activity	0	0	0	0
(2) Preservation of Units At-Risk	0	0	0	0
(3) Acquisition of Units	0	0	0	0
(5) Total Units by Income	0	0	0	0

\* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation  
(CCR Title 25 §6202 )

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	76	0	0	0	0	76	
No. of Units Permitted for <b>Above Moderate</b>	191	0	0	0	0	191	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Permitted Units Issued by Affordability						Total Remaining RHNA by Income Level			
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)
Very Low	Deed Restricted	3,394				146	0	126		272	3,122
	Non-deed restricted						0				
Low	Deed Restricted	2,240				395	10	145		550	1,690
	Non-deed restricted						0				
Moderate	Deed Restricted	2,047				7	3	0		10	1,961
	Non-deed restricted						76			76	
Above Moderate		3,633				1,146	0	191		1,337	2,296
Total RHNA by COG, Enter allocation number:		11,314				1,694	13	538		2,245	9,069
Total Units	►	►	►	►	►	►	►	►	►	►	
Remaining Need for RHNA Period	►	►	►	►	►	►	►	►	►	►	

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

## ANNUAL ELEMENT PROGRESS REPORT

### Housing Element Implementation

(CC<sup>□</sup> Title 25 §6202 )

**Table C**

### Program Implementation Status

<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E.</b>	<b>Status of Program implementation</b>
H-1- Action 1	To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update, as legally required, an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. The City has identified residential capacity within the mixed-use zone to accommodate 2,868 units of the City's RHNA for lower-income households. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed-use zones below the	July 2009	On-going.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient site to accommodate the shortfall on land zones exclusively zoned exclusively for multifamily use at a minimum density of 20 du/acre.		
H-1- Action 2	Consider amending the Zoning Code to include an RD-40 zone to assist in meeting the regional housing needs. As the City annually updates its vacant land inventory the City will evaluate the need for an RD-40 zone and/or identify an additional methodology to meet the RHNA shortfall.	Annually	On-going.
H-1- Action 3	Projects shall continue to consider the City's housing needs and designate residential sites at densities consistent with the City's identified housing needs through a Specific Plan, rezoning, Special Planning Area, and/or annexation pre-zoning.	As projects are reviewed	On-going.
H-1-Action 4	Continue to exempt high density projects from the infrastructure requirements that are typically required in phasing plans for larger residential development projects. This approach results in less up-front costs for high density developments because the infrastructure requirements are based on the needs of the individual high density project instead of the entire planned development.	On-going	On-going.
H-1 -Action 5	Continue to encourage the development of affordable multifamily projects in the newly created multifamily overlay (MF) zoning designation, which allows multifamily uses of 15.1 to 30 units per acre on sites that are identified for other uses, including commercial and office uses. In order to facilitate development of housing affordable to lower-income housing within the overlay, the City will prioritize assistance from Programs H-4 Action 1, H-4 Action 2, H-6 Action	On-going	On-going.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	1, H-6 Action 2, and H-6 Action 5 to housing within the mixed-use zones. In addition, the City will provide information about available parcels on its website to encourage the use of these sites.		
H-1- Action 6	Continue to permit transitional housing and emergency shelters as a permitted use in the GC and M-1 zoning districts in the Elk Grove Zoning Code.	On-going	On-going.
H-1- Action 7	Continue to allow emergency shelters and transitional housing with a conditional use permit in the RD-7 through -30 zones.	On-going	On-going.
H-1 Action 8	Continue to permit housing for agricultural employees as a permitted use in agricultural zones and housing serving six or fewer employees as a permitted use in all residential zones, in accordance with Health and Safety Code Sections 17021.5 and 17021.6.	On-going	On-going.
H-1 Action 9	Continue to provide for the development of mobile home parks by retaining the Mobilehome Park zoning district in the Elk Grove Zoning Code.	On-going	On-going.
H-1- Action 10	Continue to allow the placement of manufactured housing on single-family lots in residential zones.	Annually	On-going.
H-1- Action 11	Continue to require new development to be consistent with the development standards described in the City's National Pollutant Discharge Elimination System (NPDES) permit as described in the Conservation and Safety Elements of the General Plan.	On-going	On-going.
H-2 -Action 1	Continue to encourage the utilization of the City's density bonus and the construction of higher density residential projects by notifying developers of the City's new lot size standards adopted in 2006.	On-going	On-going.
H-2 -Action 2	Continue to allow corner duplexes in single-family residential developments without a use permit.	On-going	On-going.
H-3- Action 1	Continue to encourage multifamily opportunities on sites meeting the following criteria: (a)	On-going	The City continues to encourage multifamily housing on sites meeting these criteria by evaluating them as a part of considering

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	<p>proximity to public transit or bus service;</p> <p>proximity to commercial and social services;</p> <p>(c) parcel size and configuration which enhances the feasibility of development;</p> <p>(d) lack of physical constraints (noise, wetlands);</p> <p>(e) provision for a variety of housing types and affordable housing opportunities;</p> <p>(f) generally be no smaller than eight (8) acres and no larger than fifteen (15) acres unless a development request for rezone has been submitted that reasonably identifies that a smaller parcel will serve a special needs group or meet an affordable housing need and that the size of the parcel is appropriate to meet the housing need. This guideline will not serve as the primary basis of denial of a multifamily project and</p> <p>(g) other criteria deemed appropriate including integration of multifamily units within the larger adjacent neighborhood. Although not required, these criteria should be considered in the review of applications and proposals and for long-term general planning purposes for the siting of multi-family opportunity sites and will not be used to limit or constrain the development of multifamily projects. Note: Policy LU-6 in the Land Use Element includes criteria to be followed in determining multifamily sites. Applicant-initiated requests for rezone are subject to the City's Zoning Code and can be requested at any time.</p>		funding requests.
H-3- Action 2	Support high density residential development along transit (e.g., light rail) corridors that provide regular service by placing high density residential or mixed-use sites near transit opportunities, where appropriate and feasible, when developing a new Specific Plan or Special Planning Area.	On-going	On-going.
H-4 -Action 1	Continue to focus efforts for the provision of affordable housing by maintaining the City's commitment to processing development projects as efficiently as possible and by giving preference	On-going	The City processed two affordable multi-family projects (a total of 271 affordable units) during 2011.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	in the allocation of City resources (including funding and staff time) first to multifamily housing affordable to extremely low-, very low-, and low-income households, then to zero-lot line, or reduced setback, single-family housing, corner duplexes, and second dwelling units affordable to very low- and low-income households.		
H-4-Action 2	Continue to support affordable housing development through direct financial assistance and regulatory incentives.	On-going	The City committed \$15.3 million to two affordable multi-family projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund.
H-5 -Action 1	Continue to encourage affordable housing and mixed-use development by offering a density bonus of up to 35 percent for single-family uses and/or multifamily uses to developments that provide more than the required number of affordable units.	On-going	On-going.
H-6- Action 1	Continue to assign Very Low Income Housing Trust Funds, Affordable Housing Trust Funds, and pursue CDBG/HOME funds and other affordable housing subsidies for housing projects affordable to very low- and low-income households.	On-going	The City committed \$15.3 million to two affordable multi-family projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund. The projects also received funding through CDLAC and TCAC.
H-6- Action 2	Continue to offer predevelopment financing assistance as needed through available federal, state, local, and private sources, including the HOME and CDBG programs, to assist affordable or special needs housing development being carried out by qualified non-profit housing corporations.	On-going	No predevelopment financing was requested by qualified nonprofit housing corporations in 2011.
H-6 -Action 3	Continue to provide waivers of select fees to all affordable housing projects and participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing development, prioritizing developments that offer first-time homebuyer units.	On-going	On-going.
H-6 -Action 4	Continue to offer affordable housing funding sources on a first-come, first-served basis	On-going	The funds were offered in this manner for the two affordable projects approved in 2011. In August 2011, the City amended its

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	consistent with the City's Affordable Housing Fund guidelines.		Affordable Housing Program Guidelines to allow for issuance of an RFP when the affordable funds balances reach a total of \$5 million. This will better allow the City to encourage deeper rental subsidies and development consistent with the policies in H-3, Action 1.
H-6 -Action 5	Continue to offer assistance to developers to encourage affordable housing development through the use of the Affordable Housing Fund and Very Low-Income Housing Trust Fund, density bonuses, and fee waivers.	On-going	The City committed \$15.3 million to two affordable multi-family projects in 2011. Funds used were the City's Affordable Housing Fund and the Very Low Income Housing Trust Fund.
H-7 -Action 1	Evaluate best practices for filling the affordability gap for potential first-time home buyers.	Annually	The City continued to work with NeighborWorks, HCD, and HUD to explore the most feasible options for offering down payment assistance to first-time homebuyers within the regulatory confines of individual funding sources.
H-7 -Action 2	Continue to obtain HOME funds through the Sacramento Housing Redevelopment Agency agreement process to encourage homeownership through access to these funds for down payment assistance and by continuing the Affordable Home Ownership program, which provides fee waivers for affordable housing projects. Information on these programs will be available on the City's website.	On-going	Prior to 2011, the City was determined to be ineligible for continued participation in the SHRA HOME Consortium. However, the City pursued HOME funding through HCD, and in December 2011 was notified that HCD plans to award \$700,000 in HOME down payment assistance to the City in 2012. The Affordable Homeownership Program continued to be available to developers who requested it; the City received one request for information regarding the program in 2011, and the developer has not yet indicated whether they plan to pursue participation in the program.
H-7 -Action 3	Continue to partner with Neighbor Works to provide homeownership services such as homebuyer workshops currently hosted by the City on an as-needed basis.	On-going	The City continued to partner with NeighborWorks to provide access to homebuyer education and foreclosure counseling. Although no workshops were hosted by the City in 2011, many Elk Grove residents participated in the workshops held by NeighborWorks weekly at their Alhambra Boulevard location in Sacramento.
H-8 -Action 1	Continue to require all affordable housing developments subsidized by the City or required by the City to be deed restricted for a period of at least 45 years and monitor as necessary.	On-going	The two affordable housing developments funded by the City in 2011 will both be affordable for 55 years, per the terms of their financing.
H-9 - Action 1	Continue to promote and support energy efficiency in new construction by encouraging developers to utilize SMUD's Energy Efficient New Construction Program and other energy efficiency programs.	On-going	The developers of affordable multi-family housing were encouraged to work with SMUD and other utility providers to improve energy efficiency in their projects.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-9 -Action 2	Continue to require housing developers (both single-family and multifamily) to build a minimum percentage of units that meet Title 24, Tier II, or Tier III energy standards.	On-going	On-going.
H-9 -Action 3	Continue to encourage participation in SMUD's PV (photovoltaic) Pioneer program by issuing PV system permits at no charge upon SMUD's approval.	On-going	On-going.
H-10 -Action 1	Continue to allow flexibility in development standards such as smaller unit sizes and parking reduction for senior projects and by supporting development using universal design measures.	On-going	On-going.
H-10 -Action 2	Continue to encourage housing projects targeted to senior households by committing Affordable Housing Funds to projects for senior citizens.	On-going	In 2011, the City committed \$5.6 million from the Affordable Housing Fund to the Vintage at Laguna II project, a 69-unit affordable senior project.
H-10 -Action 3	Continue to contribute funding and work closely with other entities, such as Sacramento Self-Help Housing, to assess homeless needs and develop plans to address homelessness at a regional level. The City will annually meet with local service providers as well as with surrounding jurisdictions to assess the homeless needs of the region.	On-going	In 2011, the City continued to fund Sacramento Self-Help Housing, increasing their funding level for the 2011-12 fiscal year in order to respond to increasing demand. The City also participates in an informal Homeless Solutions Committee that is focused on local solutions to homelessness as well as regional coordination; meetings are open to all but primarily attended by nonprofits and members of the faith-based community. The City holds an annual meeting to solicit feedback on the community's needs related to low-income persons (including the homeless).
H-10 -Action 4	Continue to procure funding sources such as CDBG that will allow the City to contribute to agencies that provide services for persons with special housing needs including the homeless. As funding is available, the City will continue to support organizations serving people with special needs such as Sacramento Self-Help Housing, the Elk Grove Adult Community Training (EGACT), the Human Rights Fair Housing Commission, Elk Grove Senior Center, and Sacramento County Department of Human Assistance (Meals on Wheels).	On-going, as NOFAs released	The City continued to receive CDBG funding in 2011 and also made available local funding for several organizations serving special needs populations. In 2011, the City funded housing counseling through Sacramento Self-Help Housing, fair housing advice and investigation through the Human Rights/Fair Housing Commission, senior services (including meals and transportation) through the Senior Center, senior home-delivered meals through Meals on Wheels by ACC (a successor to the County agency), and a new kitchen in the Elk Grove Adult Community Training facility.
H-10 -Action 5	Continue to provide assistance to agencies, such as Sacramento Self-Help Housing, that provide emergency shelter facilities for the homeless	On-going	The City continued to fund Sacramento Self-Help Housing, which provides housing counseling to homeless and at-risk homeless persons; a portion of their funding was set aside for motel

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	population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and non-profit service providers.		vouchers for those in need of emergency shelter. The City also funded the Elk Grove Food Bank, which provides a variety of social services and casework under its Support Works program. Local agencies make referrals to County programs as needed.
H-10 -Action 6	Continue to support the creation and operation of transitional housing programs operated by Sacramento Self-Help Housing and other non-profit housing groups.	On-going	In 2011, the City set aside approximately \$240,000 for the acquisition and rehabilitation of a house to be used for transitional housing. Sacramento Self-Help Housing is expected to own and manage the transitional house, which will open in 2012.
H-10 -Action 7	Continue to assist Sacramento Self-Help Housing in identifying sources of decent, suitable, and affordable shelter for homeless individuals and families sufficient to meet the City's identified needs.	On-going	The City provided information on available affordable housing resources to Sacramento Self-Help Housing.
H-11- Action 1	Continue to update the affordable housing unit database and continue to provide information regarding affordable housing opportunities, both through direct response to inquiries and making information available on the City's website.	On-going	A list of the affordable housing opportunities in the City (including rental complexes and deed-restricted for-sale homes) is available on the City's website and accessible to the public. The City also hired a Housing Program Manager, who responds to public inquiries.
H-12 -Action 1	Continue to support affordable housing development and also encourage a diverse blend of housing options to promote the retention of households through the development of move-up housing for first-time homebuyers.	On-going	Changes in the economy and the housing market in recent years have led to increased affordability of much of the City's housing stock. In 2011, there were many homes for sale at prices affordable to low-income and moderate-income households, and there continued to be an adequate supply of housing for above moderate-income households.
H-13 -Action 1	Encourage the utilization of adopted changes to the development standards that accommodate and encourage a variety of housing development types including multifamily, low-income housing, and to identify incentives to be offered in association with density bonuses. Modifications may include reduced requirements for a Special Planning Area (SPA) including an affordable housing component and changes to curb, gutter, and sidewalk requirements, setbacks, and lot coverage.	On-going	On-going.
H-13 -Action 2	Amend the Zoning Ordinance to ensure that transitional housing is considered a residential use and is subject only to those restrictions that apply to other residential uses of the same type in	December 2009	In May 2011, the City Council adopted major updates to the Zoning Code to simplify the development review process, to comply with state and federal laws, and to implement the City's General Plan Housing Element that was certified in 2009.

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Name of Program	Objective	Status of Program Implementation	Timeframe in H.E.
H-13 -Action 3	the same zone, consistent with Sections 65582, 65583, and 65589.5 of the California Government Code.		
H-13 - Action 4	Amend the Zoning Ordinance to ensure that supportive housing types are defined according to Section 50675.14 of the Health and Safety Code, are considered a residential use, and are subject only to those restrictions that apply to other residential uses of the same type in the same zone, consistent with Sections 65582, 65583 and 65589.5 of the California Government Code.	In May 2011, the City Council adopted major updates to the Zoning Code to simplify the development review process, to comply with state and federal laws, and to implement the City's General Plan Housing Element that was certified in 2009.	December 2009
H-13 - Action 5	Pursuant to SB 520 enacted January 1, 2002, amend the Zoning Ordinance to include a definition of family that provides zoning code occupancy standards specific to unrelated adults. In addition, the City will periodically analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities. The analysis will include an evaluation of existing land use controls, permit and processing procedures, zoning and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.	In May 2011, the City Council adopted major updates to the Zoning Code to simplify the development review process, to comply with state and federal laws, and to implement the City's General Plan Housing Element that was certified in 2009.	December 2009

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Name of Program	Objective	Timeframe in H.E.	Status of Program implementation
H-13 -Action 6	<p>Amend the Zoning Ordinance to include a definition of single room occupancy units (SROs) in accordance with AB 2634, which requires jurisdictions to explicitly allow SRO's in their zoning codes.</p> <p>To ensure continued compliance with the Employee Housing Act especially California Health and Safety Code Section 17021.5 and 17021.6, the City will review the zoning code for the following concerning employee housing:</p> <p>Employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation;</p> <ul style="list-style-type: none"> <li>- For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other term that implies the employee housing is a business run for profit or differs in any other way from a family dwelling;</li> <li>- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone;</li> <li>- The use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.</li> </ul>	December 2009	In May 2011, the City Council adopted major updates to the Zoning Code to simplify the development review process, to comply with state and federal laws, and to implement the City's General Plan Housing Element that was certified in 2009.
H-13 -Action 7		December 2009	In May 2011, the City Council adopted major updates to the Zoning Code to simplify the development review process, to comply with state and federal laws, and to implement the City's General Plan Housing Element that was certified in 2009.

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	<ul style="list-style-type: none"> <li>- Employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use;</li> <li>- No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone; and</li> <li>- The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.</li> </ul>		
H-14 -Action 1	Continue to designate a staff planner to guide affordable housing development projects through the planning process and implement housing related programs and policy initiatives.	On-going	On-going.
H-14 -Action 2	Continue to empower the Planning Director as the approving authority on all multifamily projects of 150 units or less, including affordable projects, that are consistent with General Plan and zoning requirements.	On-going	On-going.
H-14 -Action 3	Continue to conduct interdepartmental coordination meetings to coordinate the early review of development projects and address policy concerns.	On-going	The City's Development Services team met bi-weekly in 2011 to discuss issues related to new developments, with the goal of streamlining the process from the developer's perspective.
H-15 - Action 1	Continue to encourage more creative and flexible designed projects with an affordable housing component through the use of the recently established Design Review Process, which eliminated minimum lot width and public street frontage requirements, thus creating more flexibility for higher density projects.	On-going	On-going.
H-16 -Action 1	Publish the drafted summary information handouts for residential developers to explain applicable Zoning Ordinance and General Plan requirements. Provide specific examples of	2009	This item has been pushed to 2012 due to budget constraints.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	projects meeting these requirements. Continue to train staff in the residential project review process to ensure consistency in the application of all City standards.		
H-17 -Action 1	Continue to annually review the Housing Element to determine its effectiveness and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report to the Planning Commission and City Council the findings of this review and suggest changes if needed.	On-going	On-going.
H-18 -Action 1	Continue to operate the Owner Occupied Housing Rehabilitation Program that assists very low- and low-income households occupying housing in need of repair.	On-going	The City continued to offer the Owner-Occupied Rehabilitation program in 2011, and advertised it through the City newsletter (delivered to all households in the City) and through waste bill inserts. Despite this, the City received only one eligible application. The equity requirements were a challenge for many homeowners. The City's other housing repair program (Emergency Repair) does not have an equity requirement.
H-18 -Action 2	Continue to refer individuals interested in utility assistance to the appropriate local energy provider, usually SMUD, which offers many programs to assist with utility costs.	On-going	The City continued to refer persons needing utility assistance to SMUD and PG&E programs. The City also referred people who had received a three-day shutoff notice to South County Services, which receives federal funding to provide emergency utility assistance.
H-18 -Action 3	Continue to market the Emergency Repair program to senior households by sending program information in the City's monthly newsletter and by posting information on community boards especially in mobile home park communities.	Quarterly	The City published two articles on the housing repair programs in the City's newsletter in 2011. Five households participated in the Emergency Repair Program, and four of them were senior households.
H-18 -Action 4	Continue to perform a bi-annual review of City neighborhoods to identify areas that appear to be in decline and provide information on available housing rehabilitation programs to neighborhood residents.	2009, 2011, 2013, as needed	Per HUD direction, the City advertised the housing rehab programs citywide in order to have the greatest potential audience. The City's code enforcement staff is aware of the City's housing repair programs and encourages homeowners with violations to apply for assistance.
H-18 -Action 5	Continue to enforce the City code, including the building code on a case-by-case basis for market-rate units and affordable projects.	On-going	The City continued to enforce the Building Code and other codes on all residential development.
H-18 -Action 6	Continue to carry out Neighborhood Preservation activities to ensure the quality of the housing	On-going	The City's code enforcement staff continued to enforce the City's code relative to housing quality and safety in all residential

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Name of Program	Objective	Timeframe in HE	Status of Program Implementation
	stock and residential neighborhoods. Remove unsafe or dilapidated housing through the Neighborhood Preservation Program.		neighborhoods. The City continued to implement its Neighborhood Stabilization Program grant, a portion of which was used to acquire foreclosed homes in poor condition and rehab them prior to resale to low-income households.
H-18 -Action 7	Explore available mechanisms that prohibit tax deductions for owners of substandard rental units cited for code violations.	December 2009	The City plans to complete this activity in 2012.
H-19- Action 1	The City Public Works staff will continue its regular inspections of all City-owned infrastructure facilities to ensure that the systems are adequately maintained and do not contribute to the deterioration of neighborhoods.	On-going	The City's Public Works and Facilities staff continued their inspection and maintenance efforts related to City-owned infrastructure in 2011.
H-20 -Action 1	If the one mobile home park in the City is in danger of being removed from the housing stock, partner with tenant associations or a non-profit organization to provide assistance to mobile home park tenants in preserving their homes through the state Mobilehome Park Resident Ownership Program (MPROP) when appropriate.	Work with tenant associations as need arises	There was no indication that the City's only mobile home park was in danger of being removed from the housing stock. The homes in the park are generally well-maintained and the park ownership and management appears to be stable.
H-21 -Action 1	Monitor and evaluate the conversion of rental housing units to condominiums in order to assist in amending of the land use plan to provide for additional multifamily areas if necessary.	Annually	There were no condominium conversions in 2011
H-21- Action 2	Continue to utilize the condominium conversion ordinance as necessary. Requirements and evaluation factors of the ordinance include rental vacancy rate (the vacancy rate shall be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units.	On-going	On-going.
H-22 -Action 1	Continue to provide information about fair housing choices to residents by distributing the fair housing brochures produced by the Sacramento Human Rights/Fair Housing commission to all rental units and public locations throughout the City. The brochures will also be supplied to the Elk Grove Police Department for distribution.	On-going	The City continued to refer persons with fair housing questions to the Human Rights/Fair Housing Commission. The HRFHC, due to budgetary constraints, no longer prints large quantities of the Fair Housing Handbook, but it is available on their website and the City will print it on demand for interested persons.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-22 -Action 2	Continue to comply with federal and state anti-discrimination laws.	On-going	The City continued to comply with federal and state anti-discrimination laws.
H-22 -Action 3	Promptly address complaints of discrimination in the sale, rent, and development of housing. Continue to fund the Fair Housing Commission and work closely with Sacramento Human Rights/Fair Housing Commission to address fair housing complaints.	On-going	The City continued to provide funding to the Human Rights/Fair Housing Commission; in 2011, HRFHC received \$25,000. HRFHC reported no fair housing complaints were filed by Elk Grove residents during 2011, but they used their funding to conduct a proactive audit of rental property discrimination as well as to provide tenant/landlord advice.
H-22 -Action 4	Continue to enforce the City's Design Guidelines, which require a minimum of one on-site amenity for multifamily development. These amenities may include childcare centers, clubhouses, or other recreational facilities.	On-going	On-going.
H-23 -Action 1	Maintain and update the City's affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements.	Annually	The City continued to maintain the affordable housing database. No units were identified as being at risk of losing their affordable housing status in 2011.
H-23 -Action 2	Continue to work with federal, state, and non-profit housing organizations, such as Sacramento Housing and Redevelopment Agency, that function to purchase or fund the purchase of subsidized, at-risk complexes that the owner wishes to convert to market rate and annually evaluate the need for the City to establish a program to preserve affordable units at risk of conversion.	Annually	The City was not aware of any affordable complexes wishing to convert to market-rate housing during 2011. The majority of the City's affordable multifamily housing stock is newer and will be deed-restricted for the foreseeable future.
H-23 -Action 3	Participate with the California Housing Finance Agency, developers using mortgage revenue bond allocations, and lending institutions to preserve and/or replace subsidies for federally assisted housing with expiring Section 8 subsidies.	When necessary	The City was not aware of any federally-assisted housing with expiring Section 8 subsidies in 2011.

